



BEPCO, INC

**219,800^{+/-} Square Feet on 40.72^{+/-} Acres
Yadkinville, North Carolina**



BINSWANGER

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BEPCO, INC
300 SARA LEE BOULEVARD
YADKINVILLE, NORTH CAROLINA 27055

SIZE:	Approximately 219,800 sq. ft.
GROUND:	Approximately 40.717 acres
NUMBER OF BUILDINGS:	One modern, single-story industrial facility
DIMENSIONS:	See drawing
DATE OF CONSTRUCTION:	1988
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: 6" reinforced concrete on 4" crushed stone Walls: Pre-cast double T concrete panel Roof: Built up tar and gravel over insulated steel deck Columns: Steel
COLUMN SPACING:	Primarily 35' x 40'
CEILING HEIGHT:	Approximately 21'6" at low point and 23' at high point (interior roof drain system)
LIGHTING:	Double tube fluorescent and metal halide
WATER:	Supplied by Town of Yadkinville • 8" line
SEWER:	Supplied by Town of Yadkinville • 10" main; 4" and 6" line

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- GAS:** Supplied by Frontier Energy
4" main; 4" line; 5psi
- POWER:** Supplied by Duke Power
- One 2,000 KVA and one 1,500 KVA fenced transformers
 - Two 2500 KVA pad mounted transformers
 - Two 2000 amp switchgears, 480/277 volt, 3 phase, 4 wire distribution
- COMPRESSED AIR:**
- Three Gardner Denver Electra – Saver II 150 hp compressors
 - Three Deltech dryers and two storage tanks
- HVAC:**
- One 600 ton Trane Centravac R-11 chiller
 - One 1989 Cleaver-Brooks 150 PSI gas or oil fired process boiler
- SPRINKLER:**
- 100% wet system
 - 250,000 gallon steel reservoir and 10" hydrant loop and 8" riser feeds
 - Pressure maintained by a Cummins 1,500 gpm/125 PSI diesel booster pump.
 - Density is .33/3000
- OFFICE:** Approximately 12,400 of attached office space which includes lobby area, open administrative areas, private offices, conference rooms and full hotline cafeteria. Finish consists of suspended acoustical ceiling tile with lay-in and diffused lights, wall-papered walls, and carpeted floors. Additional office and restroom area in the plant

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RESTROOMS:

Office

Men: 2 toilets, 1 urinal, 2 sinks

Women: 3 toilets, 2 sinks

Infirmary: 1 toilet, 1 sink

Plant:

Men: 10 toilets, 5 urinals, 12 sinks

Women: 29 toilets, 20 sinks

TRUCK LOADING:

- Eight 8' x 10' electric roll up doors with full levelers, seals and lights.
- Two 8' x 8' electric roll up doors – one is used for compactor and one has a light, seal and edge of dock leveler
- Two 8' x 10' manual roll up dock high doors with seals and levelers
- One 12' x 12' electric dock high loading door with edge leveler services the mechanical room

PARKING:

Paved, marked and lighted for approximately 500 vehicles

FORMER USE:

Sheer hosiery manufacturing

ZONING:

M-1 (Manufacturing)

TAXES:

Parcel #: 581600175026

2009 Assessed Value (next assessment 2015)

Building: \$2,323,551

Land: \$ 566,010

Total: \$2,889,561

2012 Yadkin County tax rate: \$.69/\$100

2012 Yadkinville city tax rate: \$.41/\$100

2012 Yadkinville fire district rate: \$.065/\$100

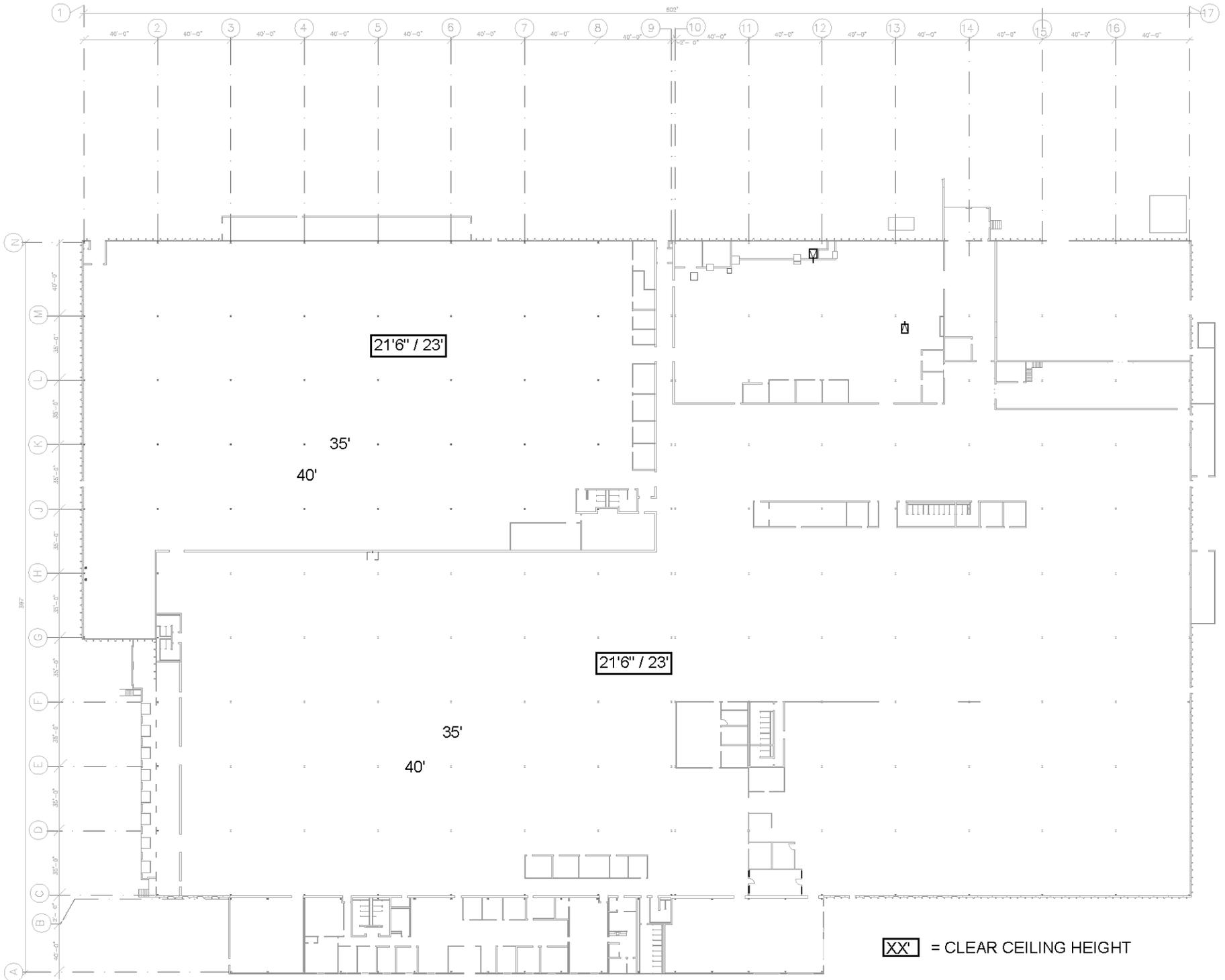
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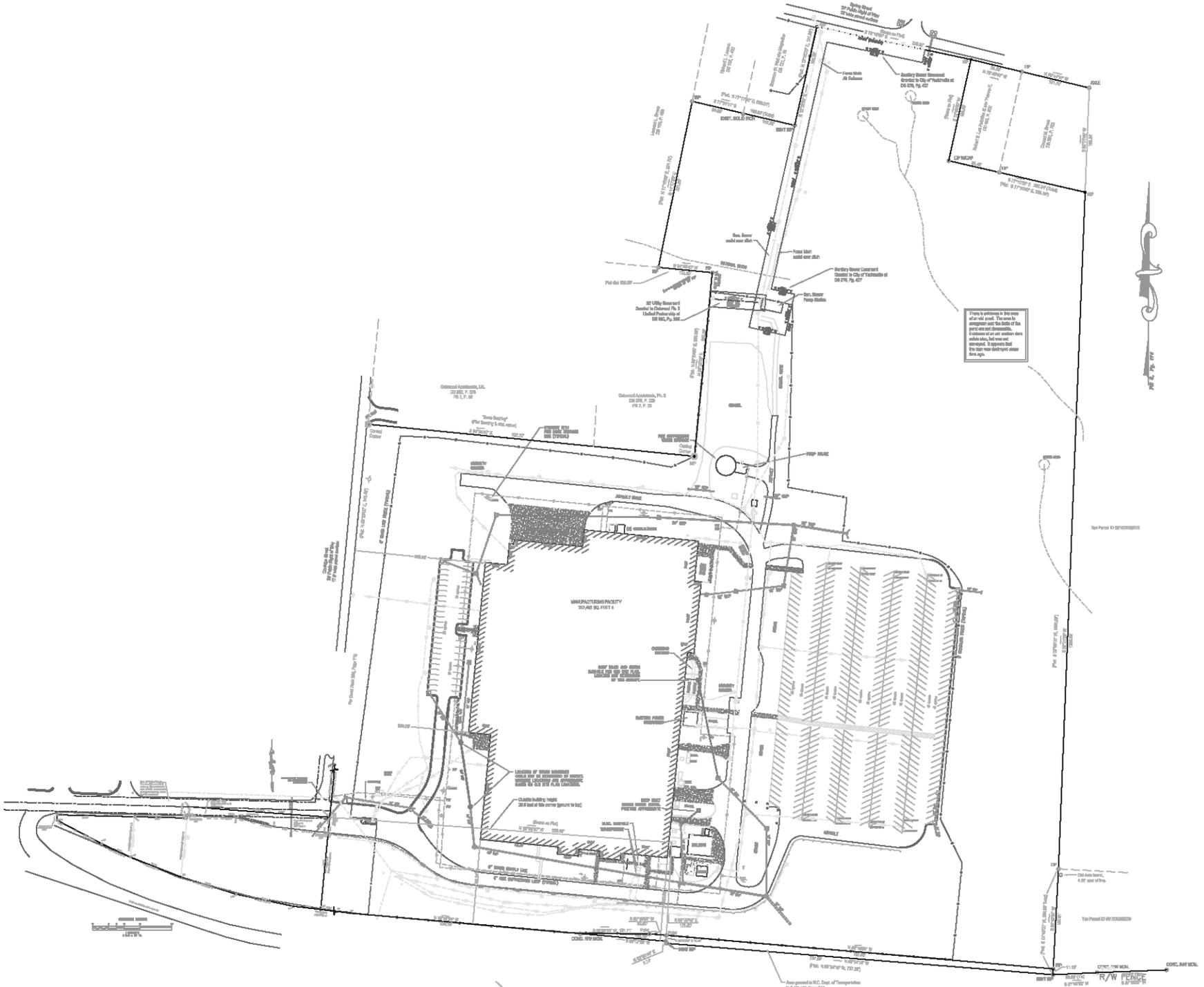
TRANSPORTATION:

Facility is located at the intersection of US-Hwy 421 and Hwy 601, approximately 8 miles east of I-77, and 14 miles north of I-40.

MISCELLANEOUS:

- Fire and burglar alarm system
- Guard station
- Full perimeter chain link fencing





These buildings to the west of an old pond. The area is managed and the walls of the pond are not completely. Evidence of air motion over water was, but was not complete. Engineers had the start your background over here again.



As prepared by R.W. Peck, Inc. Date of Preparation: 04/20/04, Page 888 of 888 sheets.

Scale: 1" = 100'

R/W PECK
10000000000

MANUFACTURING FACILITY
200,000 SQ. FT. x 4

Warehouse

Office Building

Garage

Driveway

Walkway

Utility

Other

Notes

Legend

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Note: All property lines shown are approximate





