



BALL CORPORATION

451,624^{+/-} Square Feet on 56.69 ^{+/-} acres

Reidsville, North Carolina



BINSWANGER

5605 CARNEGIE BLVD, SUITE 350, CHARLOTTE, NC 28209
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PRELIMINARY

BALL CORPORATION FACILITY 1900 BARNES STREET REIDSVILLE, NC 27320

| | |
|-------------------------------|--|
| SIZE: | Approximately 451,624 sq. ft. |
| GROUND: | Approximately 56.69 acres |
| NUMBER OF BUILDINGS: | One modern single story industrial facility |
| DIMENSIONS: | Varies – see drawing |
| DATES OF CONSTRUCTION: | 1978 and 2005 |
| CONDITION OF PROPERTY: | Very good to excellent |
| CONSTRUCTION: | Floor: Reinforced concrete Walls: Insulated pre-engineered metal and metal sandwich panel over masonry wainscot Roof: Sprayed on foam over insulation board installed over the original built up in the original building and insulated standing seam in the 2005 warehouse. |
| COLUMN SPACING: | 40' x 54' and 40' x 58' in the north warehouse 40' x 50' in the original warehouse 40' x 35' and 40' x 50' in the manufacturing areas See drawing for all |
| CEILING HEIGHT: | Varies from 20' clear to 44' clear – see drawing |
| LIGHTING: | T8, LED and metal halide |

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- WATER:** Supplied by City of Reidsville
_____” main
- SEWER:** Supplied by City of Reidsville
_____” main
- GAS:** Supplied by _____
- POWER:** Supplied by Duke Energy
- Onsite substation
 - 44,000 volts incoming
 - Two 3,000, one 3,200 AMP and one 4,000 AMP interior 480/277 volt 3 phase, 4 wire switchgears
- HVAC:** Office areas are heated and cooled. The production area is heated by gas units and ventilated by roof fans. The warehousing area is heated by a Powrmatic floor unit and two separate makeup units and ventilated by roof fans.
- SPRINKLER:** Ranges from ordinary hazard in the manufacturing areas to .45/3,000 in the newest high bay warehouse.
- COMPRESSED AIR:**
- Multiple compressors still in place that may be removed
 - Compressed air lines throughout production area
- OFFICE:** Approximately 12,500 sq. ft. of front office which includes break area, offices and locker rooms.
- Additional production offices, shop, tool room, break room and restroom located in the plant area.
- The 2005 warehouse addition has an attached 2,500 sq. ft. office area.

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TRUCK LOADING:

- Eight 9' x 10' dock high doors, with levelers and seals in the high bay addition
- Three 8' x 10' dock high doors in the original warehouse
- One 10' x 10' electric dock high door with lock and seal in the original manufacturing area
- One recessed interior truck dock in a former interior rail

PARKING:

Paved and marked parking for several hundred vehicles

RESTROOMS:

Front Office:

Men: 2 toilets, 1 urinal, 2 sinks

Women: 2 toilets, 2 sinks

Locker Room:

Men: 5 toilets, 4 urinals, 4 sinks, lockers and one shower

Women: 4 toilets, 2 sinks, 1 full Bradley sink and lockers

Plant:

Men: 2 toilets, 2 urinals, 2 sinks

Women: 4 toilets, 1 sink

In the 2005 warehouse:

Men: 1 toilet, 1 sink

Women: 1 toilet, 1 sink

Truckers: 1 toilet, 1 sink

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FORMER USE: Manufacturing of cans

ZONING: I-2 Heavy Industrial

TAXES: Parcel # 148956

2011 Assessed Value (next assessment 2019)

| | |
|-----------|-------------|
| Building: | \$6,705,145 |
| Land: | \$ 916,953 |
| Total: | \$7,622,098 |

2017 Rockingham County tax rate: \$0.696/\$100

2017 City of Reidsville tax rate: \$0.74/\$100

TRANSPORTATION: The facility is located approximately 1/4 mile west of Exit 150 on 4-lane US Hwy 29, approximately 21 miles north of the intersection I-85 and I-40.

The Greensboro Commercial Airport is located approximately 35 miles south of the property.

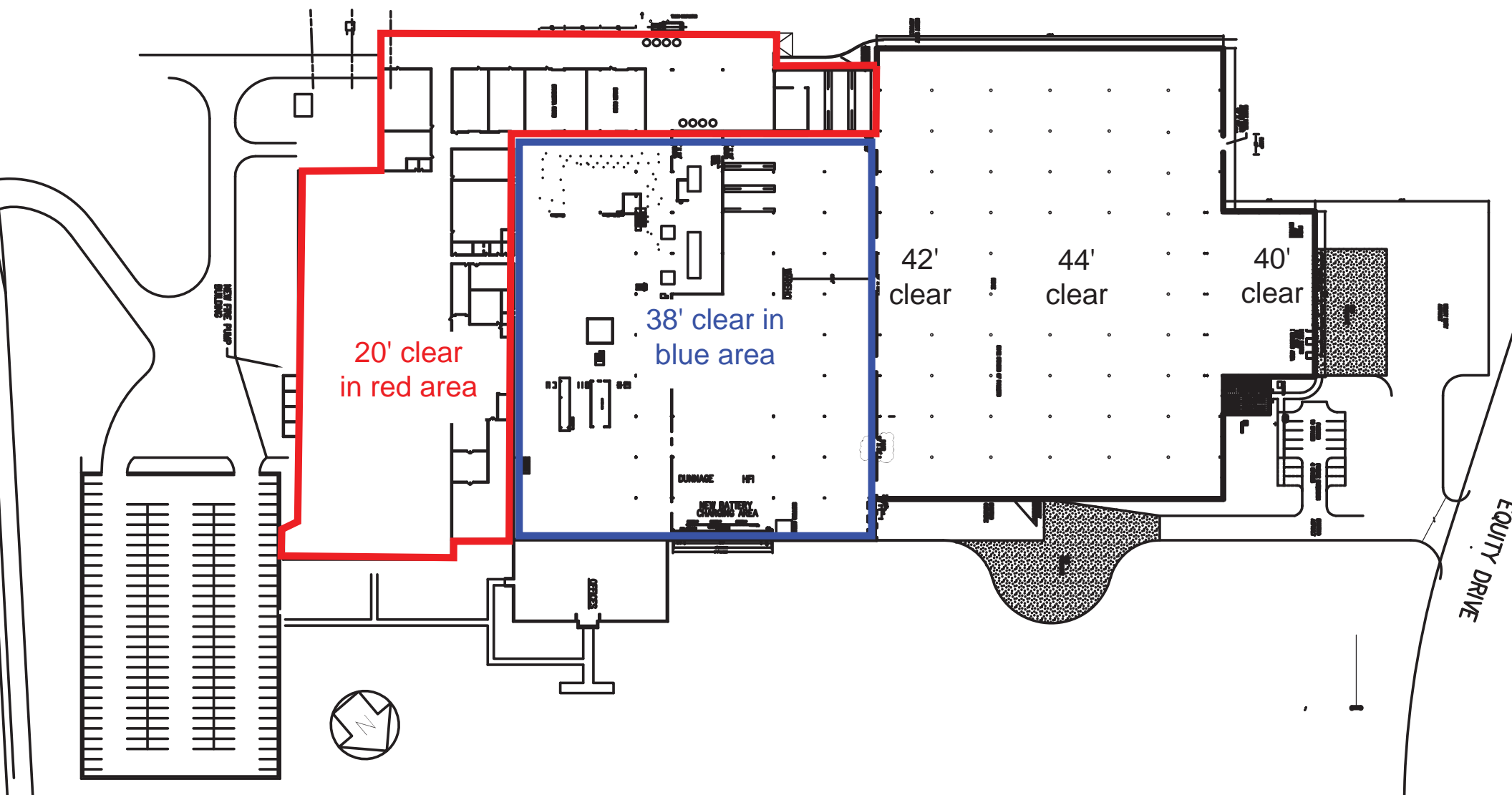
MISCELLANEOUS: Facility was formerly served by rail and reconnection could be explored.

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20' clear
in red area

38' clear in
blue area

42'
clear

44'
clear

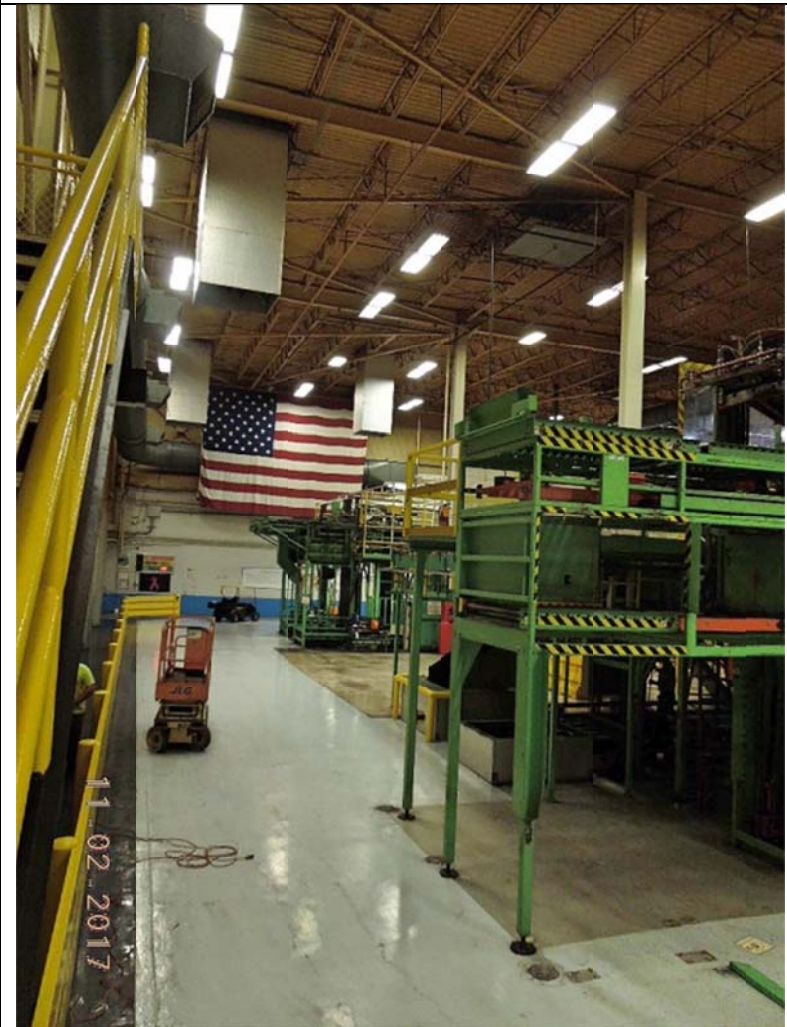
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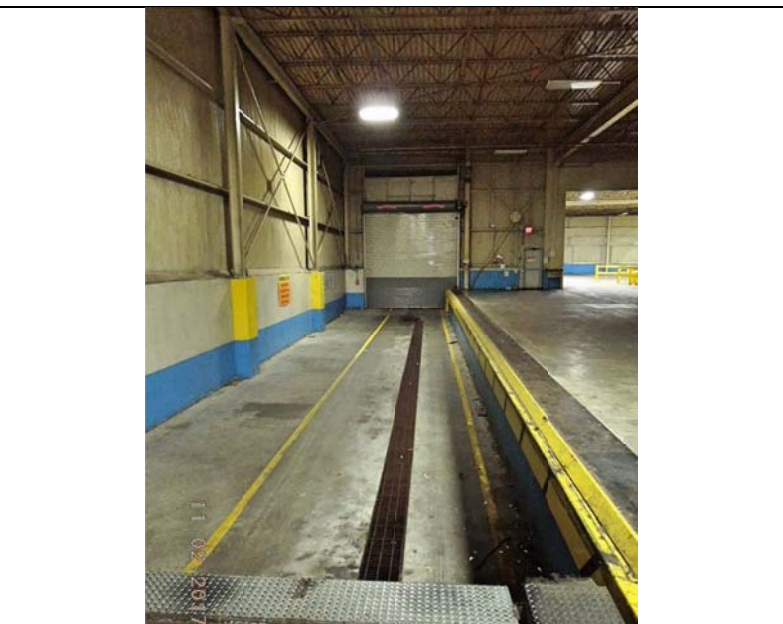
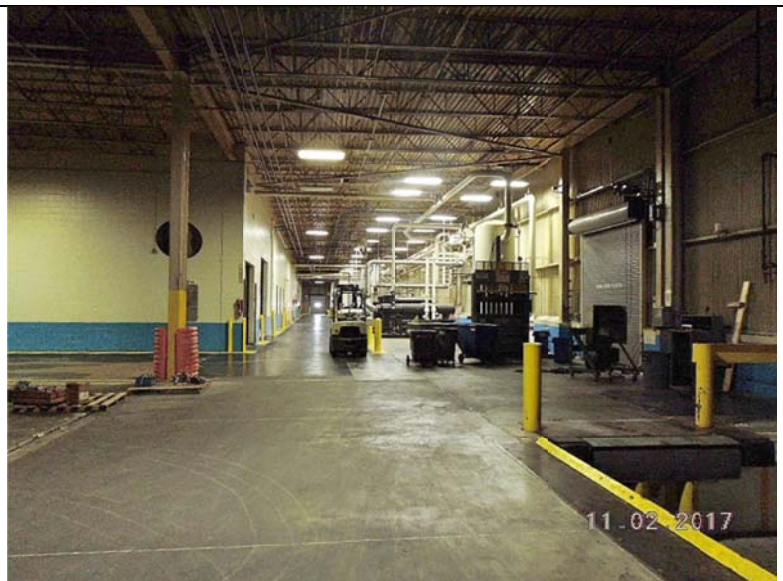
DAMAGE HP1
NEW BATTERY
CHARGING AREA

NEW AIR FLOW
DUCTWORK

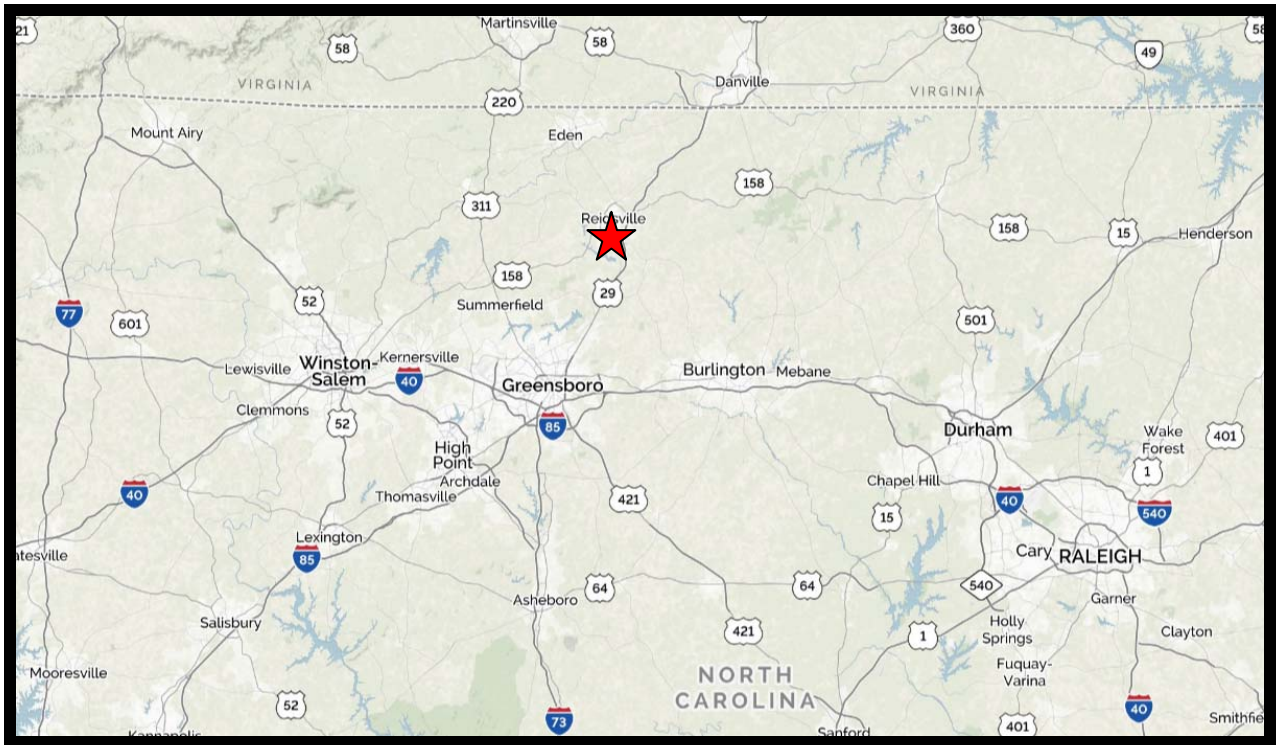
EQUITY DRIVE











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