



1000 PVH Quality Way
Jonesville, NC 28642



For Sale or Lease
\$43,000,000 (\$65psf)
±665,619 SF Building Available on ± 67.5 Acres
Unparalleled convenience with direct access to I-77

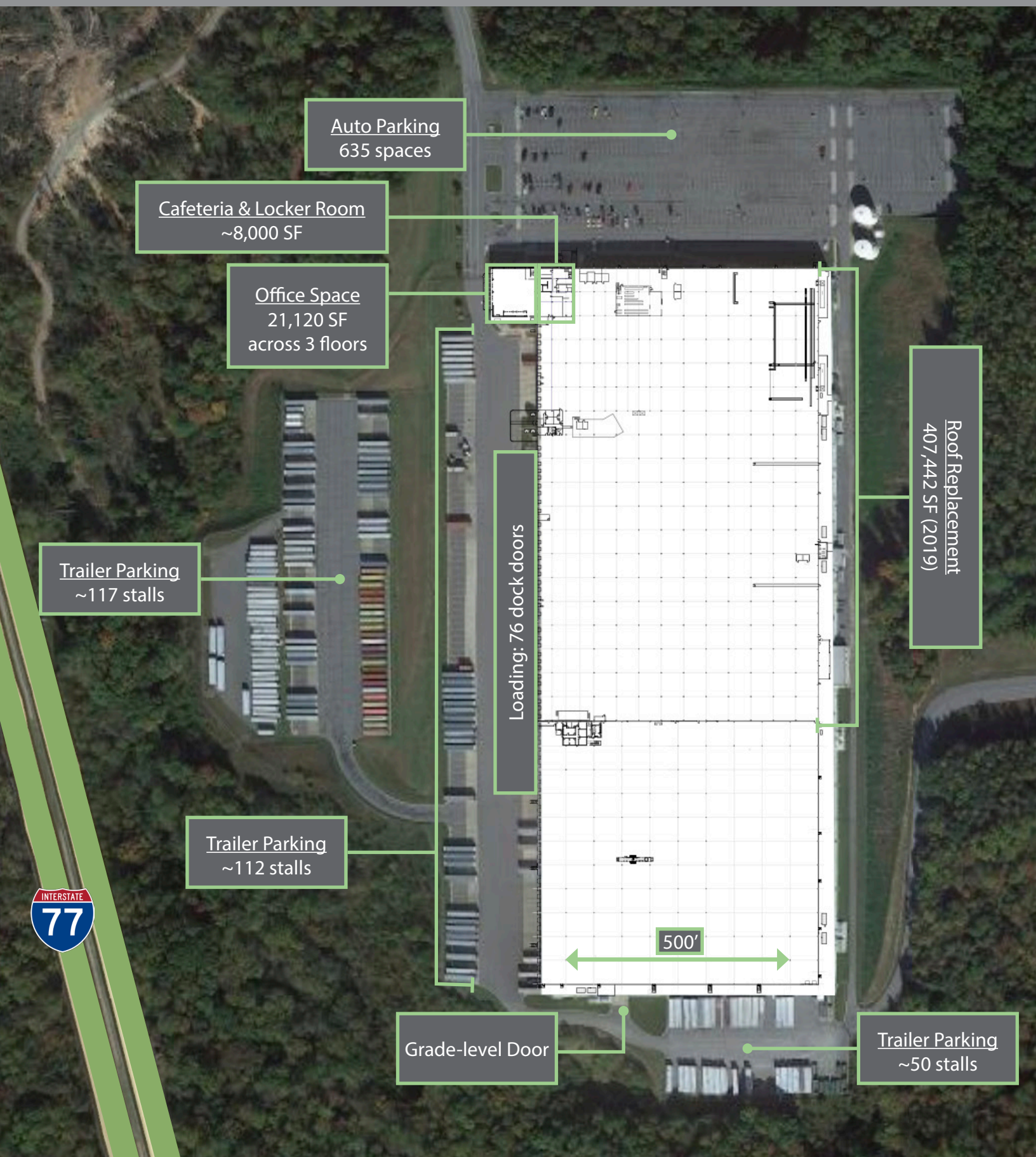
John Cashion
Executive Managing Director
704.507.3188
John.Cashion@jll.com

Matthew Greer
Executive Managing Director
704.804.5762
Matthew.Greer@jll.com

Rich Grieder
Managing Director
704.804.5783
Rich.Greider@jll.com



Site Overview



Auto Parking
635 spaces

Cafeteria & Locker Room
~8,000 SF

Office Space
21,120 SF
across 3 floors

Trailer Parking
~117 stalls

Loading: 76 dock doors

Roof Replacement
407,442 SF (2019)

Trailer Parking
~112 stalls

500'

Grade-level Door

Trailer Parking
~50 stalls



Site Specifications

Building Size:	± 665,619
Acreage:	± 67.5 Acres
Parcel ID:	124409 & 124433
Constructed:	1994 (2002, 2008 & 2015 expansions)
Trailer Parking:	±279 stalls
Auto Parking:	635 positions with 2 EV charging stations
Loading & Dock Equipment:	<ul style="list-style-type: none">• 76 dock doors• Seals & pit levelers (20,000 & 25,000 lbs. capacity)• 1 oversized grade level door• Swing arm light & fan
Office SF:	3 stories (21,120 square feet) Locker Rooms & Cafeteria (± 8,000)
Clear Height:	39'3"
Lighting:	LED
Roof:	FiberTite 36 mil membrane 407,442 SF replaced in 2019
Power:	Three(3), 3,000A/480V/3ph switch gear
Sprinkler:	ESFR with K-25 heads and supported by two (2), 250,000 gallon water tanks

High Velocity Fans:	± 30
Climate Control:	<ul style="list-style-type: none">• Twelve air cooled condensing units - BMS controlled• Five air rotation units with cooling coils and natural gas heating – BMS controlled• Four air rotation units with cooling coils – BMS controlled• Perimeter natural gas heaters
Included Equipment:	<ul style="list-style-type: none">• (3) 100 KW generators• (2) Air compressors
Exterior:	Fully fenced site with outdoor lighting
Warehouse Floor: (varies)	<ul style="list-style-type: none">• 5" post-tensioned concrete (Very Flat – Min 75) on 2 Layers 4 Mil Poly Vapor Barrier• 6" Conventional Slab w/ WWF Reinforcement (FF= 30; FL = 25)• 7" Conventional Slab w #4 Rebar Reinforcement (FF=40; FL = 30)
Utilities:	Electric - Duke Energy Natural Gas - Frontier Natural Gas Water - Town of Jonesville Fiber and Phone - AT&T and Brightspeed



Site Access



Strategic Location

Airports

Greensboro 60 Miles

CLT 75 Miles

Key Locations

Winston-Salem 35 miles

Greensboro 60 miles

Charlotte 75 miles

Raleigh-Durham 145 miles

Richmond 270 miles

Port of Charleston 285 miles

Savannah 326 miles

Atlanta 330 miles

Washington, D.C. 360 miles

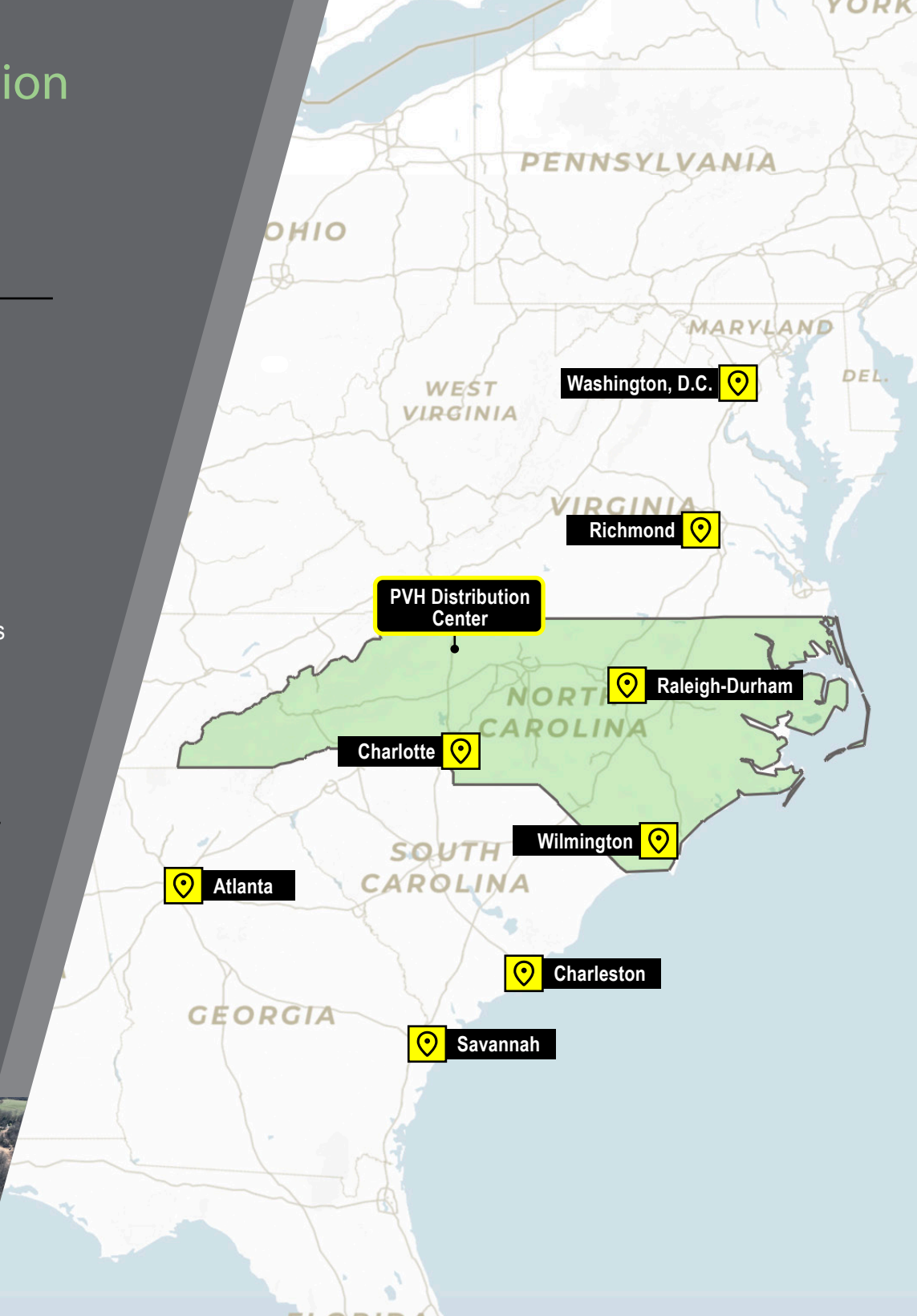
Major Highways

I-77 Less than 1 mile

I-40 30 miles

I-81 56 miles

I-85 105 miles



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