

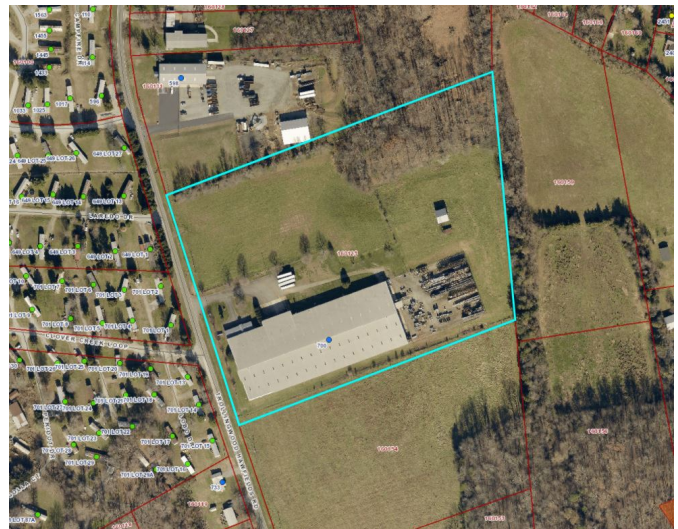


700 Trollingwood Hawfields Rd.

Mebane, North Carolina 27302

Property Highlights

- 98,425 SF
- Office: 3,500 SF
- Warehouse: 94,925 SF
- 2 Dock High Doors (12'x12') and 1 Drive-In (12'x12')
- Clear Height: 21'6" Center, 15' Eaves
- Column Spacing: 29'6" x 49'6"
- Opportunity for 6+ acres of additional land adjacent to the property
- Access to I-40/I-85 approximately 1 mile from the property
- 6 acres of additional land can be fenced and graveled for trailer and truck storage



Demographics

	1 Mile	3 Miles	5 Miles
Total Households	997	6,306	15,742
Total Population	2,558	16,267	40,182
Average HH Income	\$52,047	\$53,332	\$52,990

Lease Rate: \$4.05/SF NNN

For More Information

Allen Jones

C: 336 314 1631
ajones@naipt.com

Bob Lewis, CCIM SIOR

C: 336 214 1799
blewis@naipt.com



Certificate of Accuracy

I, James H. Lowe, certify that this plot was drawn under my direction from an actual survey made under my supervision (and description recorded in Book 436, Page 855, etc.) (Other), that the boundaries not surveyed are clearly indicated as drawn from information found in Book 436, Page 855, that the ratio of precision as calculated is 1:10000, that this plot was prepared in accordance to G.S. 47-30 as amended. Witness my original signature, registration number and seal this 03rd day of JAN, A.D., 2020.



James H. Lowe Professional Land Surveyor L-4217

Certificate of Purpose of Plat

I, James H. Lowe, Professional Land Surveyor No. L-4217, certify to one or more of the following as indicated thereon:

- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- b. That the survey is located in a portion of a county or municipality that is unincorporated as to an ordinance that regulates parcels of land;
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a water course;
 3. That the survey is a control corner;
- d. That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or another exception to the definition of subdivision;
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

James H. Lowe Professional Land Surveyor L-4217

Review Officer Certification
State of North Carolina
County of Alamance

I, _____, Review Officer of Alamance County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

Certificate of Ownership and Dedication (For Use with Minor Subdivision Plats Only)

This certifies that the undersigned is (are) the owner(s) of the property shown on this map, having acquired title to it by deed(s) recorded in the Alamance/Orange County, North Carolina Register of Deeds otherwise as shown below and that by submission of this plat or map for approval, I/we do dedicate to the City of Mebane for public use easements, rights-of-way and parks shown thereon for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof and in accordance with all city policies, ordinances and regulations or conditions of the City of Mebane for the benefit of the public, this dedication shall be irrevocable.

Owner _____ Date _____

Owner _____ Date _____

State of North Carolina
County of _____
I, _____, Notary Public, do hereby certify that _____ (name of individual(s) whose acknowledgment is being taken) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this _____ day of _____, 20____.

(Official Seal) Official Signature of Notary

My commission expires: _____

Certificate of Minor Subdivision Plat Approval

I hereby certify that the minor subdivision shown on this plat is in all respects in compliance with the City of Mebane Unified Development Ordinance, and that therefore this plat has been approved by the City of Mebane Planning Director, subject to its being recorded in Office of the Alamance/Orange County Register of Deeds within thirty days of the date below.

Planning Director _____ Date _____

LINE	BEARING	LENGTH
L-1	N79°15'45"E	9.41'
L-2	N15°18'51"W	22.87'

DEAN A. SAUNDERS
DEBORAH SAUNDERS
DB 2581 PG 315

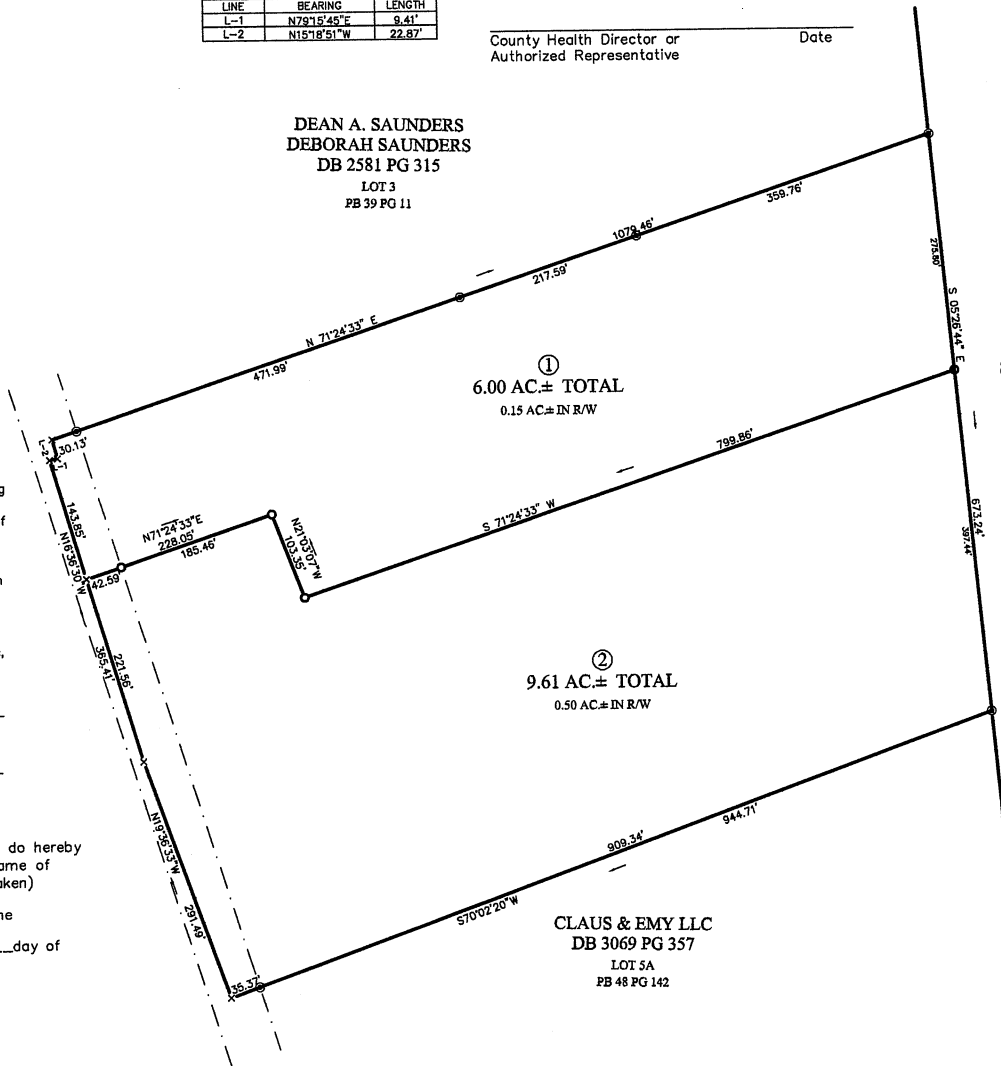
LOT 3
PB 39 PG 11

Certification of the Alamance/Orange County Health Department

I hereby certify that lots shown on this plat for

subdivision have been preliminarily determined as generally or provisionally suitable for septic tanks. Final approval of individual lots is subject to the lot size, a soils evaluation and proper drainage and filling requirements

County Health Director or Authorized Representative _____ Date _____

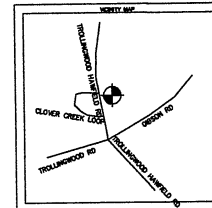


CLAUS & EMY LLC
DB 3069 PG 357
LOT 5A
PB 48 PG 142

SETBACKS
FRONT 30'
SIDE 25'
REAR 20'

THERE ARE NO VISIBLE ENCROACHMENTS WITHIN THE SETBACKS.

- LEGEND
- Existing Iron Pipe ⊗
 - Mathematical Point ×
 - New Iron Pipe ○



NOTES:

- A) NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- B) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD ATTESTING SAME.
- C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
- D) THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF SURVEY.
- E) NO INTERNAL INSPECTION OF THIS PROPERTY WAS MADE BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- F) FLAGGING ALONG PROPERTY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND TO SHOW APPROXIMATE LOCATION OF PROPERTY LINES. THIS SHOULD NOT BE CONSIDERED AS THE EXACT LOCATION OF PROPERTY LINES.

SANDRA G. WOOTEN
DB 541 PG 251

FINAL PLAT
PROPERTY OF
CLAUS & EMY LLC
MELVILLE TOWNSHIP
ALAMANCE COUNTY, NORTH CAROLINA
GRAPHIC SCALE



(IN FEET)
1 Inch = 100 ft.

CAROLINA CORNERSTONE
SURVEYING, INC.

3028-D ROCK HILL ROAD
BURLINGTON, NORTH CAROLINA
(336) 222-1856 (336) 215-2539

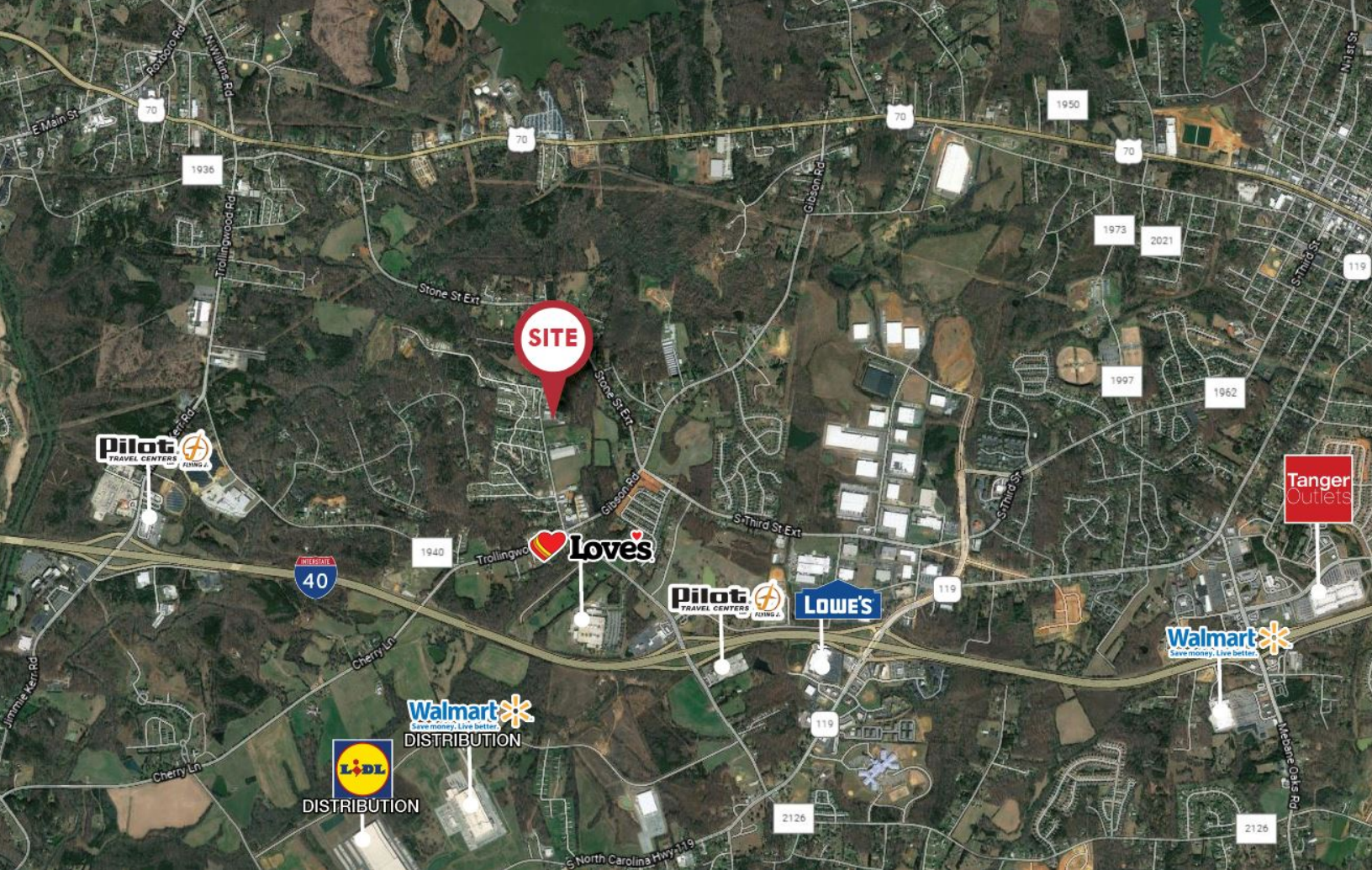
EPHESIANS 2: 19-20 BUSINESS LIC# C-4662 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 100' DATE: 04/17/2020

SURVEY BY: DEK DWG BY: JHL APP'D BY: JHL

TAX PARCEL: 10-14-80 PARCEL ID: 160125 JOB# 200312

OWNER:
CLAUS & EMY LLC
700 TROLLINGWOOD RD.
MEBANE, NC 27302



GREENSBORO, NC 27.4 MILES
RALEIGH, NC 52.1 MILES
CHARLOTTE, NC 117 MILES

