



BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM



LASER PRINT PLUS +/- 17,408 SF ON 6.27 ACRES THOMASVILLE, NC

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA
New York, NY • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON
Valencia, CA • Vienna, VA • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Haarlem • Hamburg • Lima • London
Manila • Mexico City • Mumbai • Paris • San Juan • Santiago • Sao Paulo • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**LASER PRINT PLUS
105 FOREST PARK LANE
THOMASVILLE, NC 27360
PRELIMINARY**

SIZE:	Approximately 17,408 SF
GROUND:	Approximately 6.27 Acres
NUMBER OF BUILDINGS:	One modern, single-story industrial facility
CONDITION OF PROPERTY:	Excellent
DATE OF CONSTRUCTION:	1986
CONSTRUCTION:	Floor: Concrete Walls: Brick masonry, double insulated Columns: Steel Roof: Rubber membrane, ballasted (replaced in 2009)
COLUMN SPACING:	32' x 40'
CEILING HEIGHT:	11' with drop down ceiling tile, 13' with ceiling tile removed
LIGHTING:	Fluorescent
WATER:	Supplied by City of Thomasville
SEWER:	Supplied by City of Thomasville
GAS:	Supplied by Piedmont Natural Gas
POWER:	Supplied by Duke Energy <ul style="list-style-type: none">• 500 KVA pad mounted transformer• 2000 amps 240 volts, 3 phase, 4 wire power in manufacturing area
AIR CONDITIONING:	Fully condition by Four (4) 15-ton units and One (1) 7.5 ton unit
HEAT:	Forced Air
SPRINKLER:	None

**LASER PRINT PLUS
THOMASVILLE, NC 27360
PAGE 2**

OFFICE: Approximately 2,048 SF of office that consist of a conference room, lobby, reception area, employee break room and private offices.

TRUCK LOADING: Two (2) 8' x 8' electric dock high doors with leveler and bumpers.

One (1) 10' x 10' Drive-in door

PARKING: Paved parking for approximately 12 vehicles

RESTROOMS: **Office:**
Men - 2 toilets, 2 urinals, and 1 sink
Women – 2 toilets, 2 sinks
Private Office: 1 toilet, 1 sink, 1 shower

FORMER USE: Printing company

ZONING: Light Industrial

TAXES: Parcel #: 16324000035

2021 Assessed Value (next assessment 2024)

Building: \$516,130

Land: \$201,560

Total: \$717,690

TRANSPORTATION: Approximately 800' of frontage to I-85 business and approximately 26 miles northeast from Piedmont Triad International Airport

MISCELLANEOUS: Building expandable approximately 25,000 SF with graded pad

Fenced in truck yard with room for outside storage

Alarm system in place

Two (2) garage/ storage buildings

-Building 1 +/- 1,200 SF

-Building 2 +/- 600 SF

**LASER PRINT PLUS
THOMASVILLE, NC 27360
PAGE 3**



REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Las Vegas, Nevada
Los Angeles, CA • Melville, NY • Miami, FL • Minneapolis, MN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD
Oxford, MS • Philadelphia, PA • Seattle, WA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi
Hamburg • Lima • London • Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei
Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**LASER PRINT PLUS
THOMASVILLE, NC 27360
PAGE 4**



REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Las Vegas, Nevada
Los Angeles, CA • Melville, NY • Miami, FL • Minneapolis, MN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD
Oxford, MS • Philadelphia, PA • Seattle, WA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi
Hamburg • Lima • London • Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei
Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**LASER PRINT PLUS
THOMASVILLE, NC 27360
PAGE 5**



REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Las Vegas, Nevada
Los Angeles, CA • Melville, NY • Miami, FL • Minneapolis, MN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD
Oxford, MS • Philadelphia, PA • Seattle, WA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi
Hamburg • Lima • London • Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei
Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com