

FOR SALE

300 EAST PARKER STREET

GRAHAM, NC 27253

400,000 +/- SF TEXTILE FACTORY - LOCATED IN OPPORTUNITY ZONE

REDEVELOPMENT/REPURPOSE OPPORTUNITY



CAPITAL
ASSOCIATES®

PROPERTY SPECIFICATIONS

LOCATED IN AN OPPORTUNITY ZONE

PROPERTY TYPE	Textile Factory
TOTAL SF	+/- 400,000
ACREAGE	13+
NO. OF BUILDINGS	8
LOADING DOCKS	7
RAILWAY ACCESS	Access to Southern Railway Company rail lines is in place but not in service
ELECTRICITY	560 Volt, 1,200 Amp
YEAR BUILT	1901 and 1968
BUILDING TYPE	Masonry Construction
LOCATION	Graham, NC
COUNTY	Alamance

BRET MULLER

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STEPHEN PORTERFIELD

President
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MILL ONE

- 1 - 4 Stories
- 285,028 SF
- Masonry Building on Concrete Slab
- Nine Overhead Doors
- First Floor - Reinforced Cement Concrete Floor
- Upper Stories - Hardwood Floors
- Most Ceilings are Exposed Wood Slats or Subfloors Supported by Steel Trusses and Beams
- Ceiling Heights Range from 12 to 20 feet
- Several Ceiling Cranes Ranging from 1 to 2 ton Capacity
- Radiant and Forced Air Heat Provided by Two Gas-Fired Boilers
- Exterior Air Compressors Provide Air Conditioning
- Fully Sprinklered
- Four Freight Elevators
- One Concrete Ramp
- One Conveyor Belt

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MILL TWO

- 1 - 3 Stories
- 78,461 SF
- Masonry Building on Concrete Slab
- Ten Overhead Doors
- Reinforced Cement Concrete Floor on First Story
- Hardwood Floors on Upper Stories
- Walls are Concrete and Drywall
- Most Ceilings are Exposed showing wood slats or sub-floors supported by steel trusses and beams
- Clear Ceiling Height Ranges from 12 to 25 feet
- Floor plan Includes Large Manufacturing/Storage Areas with Restrooms on Each Floor
- One Stairwell
- One Freight Elevator
- One Concrete Ramp
- Above Ground Ductwork Conveys Heat and Air Conditioning from Mill One to Mill Two

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SITE IMPROVEMENTS

THE OFFICE BUILDING is a one story, 4,117 square foot masonry building constructed around the 1920s over a concrete slab. It has a brick exterior, a wood handicap-accessible ramp, doublehung windows, and a flat rubber membrane roof. Interior finish includes vinyl tile flooring, drywall walls, and acoustic tile ceilings with fluorescent lighting. The floor plan includes small offices and two restrooms. The building has gas-fired baseboard heat.

THE GARAGE is a one story, 9,648 square foot masonry building constructed around 1960. It has a concrete block exterior with two residential style garage doors and a cross-gabled roof with asphalt shingles. The building's interior includes a small office.

THE WAREHOUSE SHED is a series of one story attached wood frame structures totaling 5,940 square feet of unheated space.

THE COMPRESSOR SHED is a one story, 2,100 square foot metal frame building constructed around 1960. It has a metal exterior and four overhead doors. It reportedly houses several air compressors.

TWO ADDITIONAL SHEDS -- 891 and 336 square feet -- are of brick construction with wooden doors and appear to date from the 1920s. They each have large overhanging eaves that provide additional shelter for equipment.

ADDITIONAL SITE IMPROVEMENTS include a bank of transformers, utility lines, fencing, driveways and two parking lots in addition to the two already cited -- one near the office building striped for 17 vehicles, one at the property's southwest corner striped for 175 vehicles. The site features a rail spur off of the Southern Railway Company rail line.

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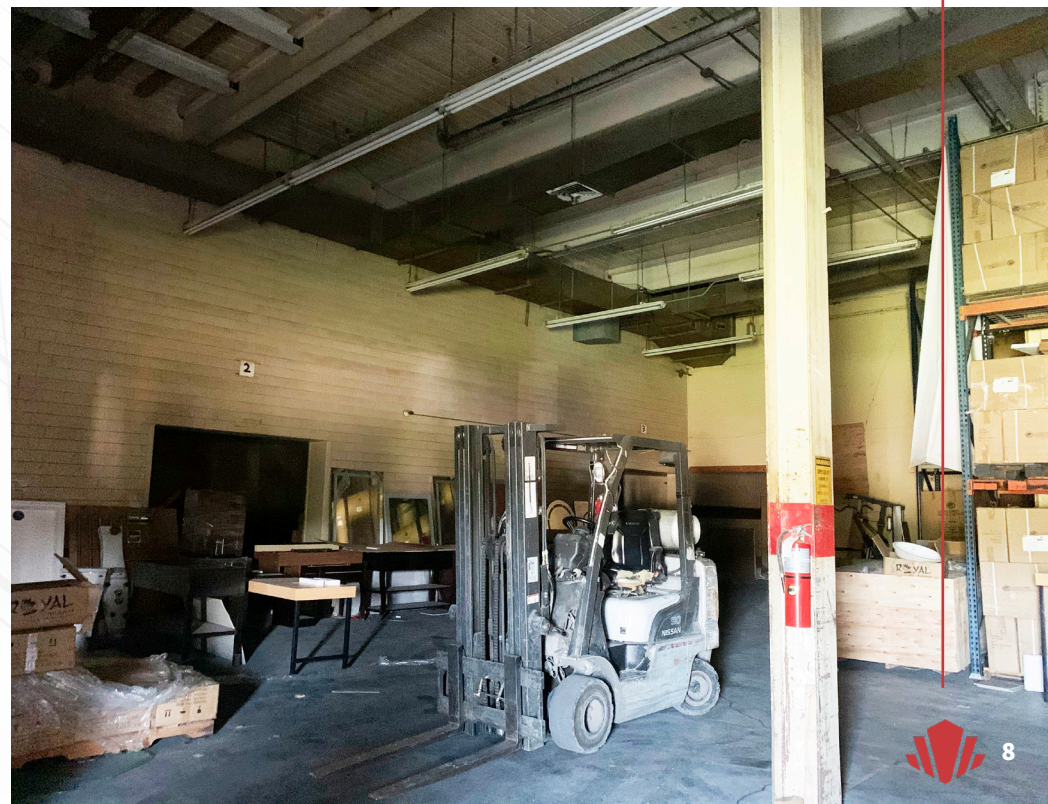
EXTERIOR



EXTERIOR



INTERIOR



AERIAL



GRAHAM, NC



POPULATION

14,670

+3.7% 2010 - 2018

SOURCE: TOWNCHARTS.COM

MEDIAN AGE

38.4

SOURCE: TOWNCHARTS.COM



ABOUT

Incorporated in 1851, the City of Graham has an approximate population of 15,000. As the **second largest municipality in Alamance County**, Graham serves as the county seat. Citizens here enjoy a high quality of life in a diversified community with a mix of residential neighborhoods, **historic downtown, arts & entertainment venues and recreational amenities.**

Graham is located in the Piedmont region of North Carolina along the 40/85 corridor. Graham's geographic location is centered between the Triangle and the Triad, with **an hours drive to two major airports.**

MAJOR EMPLOYERS

ALAMANCE COMMUNITY COLLEGE

ALAMANCE CHRISTIAN SCHOOL

ACUCOTE

CINTAS

CKS PACKING

INDULOR AMERICA

INTERSTATE NARROW FABRICS

LUXFER GAS CYLINDERS

NORTH CAROLINA COMMERCE PARK

PERMATECH

PIEDMONT TRUCK TIRES

PUREFLOW

STERICYCLE

RIVERMILL ACADEMY

DOWNTOWN REVITALIZATION

Today, Graham has more than 15,000 residents living in an area of nearly 10 square miles. **The proximity to the I-40/85 corridor has contributed to steady growth for several decades.** Graham has been transforming from rural to suburban and urban since the 1960's. In 2020, the NC Department of Commerce selected Graham to participate in the Downtown Associate Community (DAC) Program. This initiative through the NC Main Street and Rural Planning Center is designed to equip the City with the tools to build a sustainable organizational foundation and conduct strategic economic development in downtown Graham.



I-40

4 MINUTES/1.4 MILES

I-85

4 MINUTES/1.4 MILES

I-70

4 MINUTES/1.7 MILES

TANGER OUTLETS

12 MINUTES/8.6 MILES

**BURLINGTON ALAMANCE
REGIONAL AIRPORT**

14 MINUTES/6.1 MILES

HILLSBOROUGH

21 MINUTES/18.9 MILES

CHAPEL HILL

31 MINUTES/27.9 MILES

DURHAM

32 MINUTES/31.2 MILES

**PIEDMONT TRIAD
INTERNATIONAL AIRPORT**

38 MINUTES/39.3 MILES

RDU INT'L

42 MINUTES/44.1 MILES

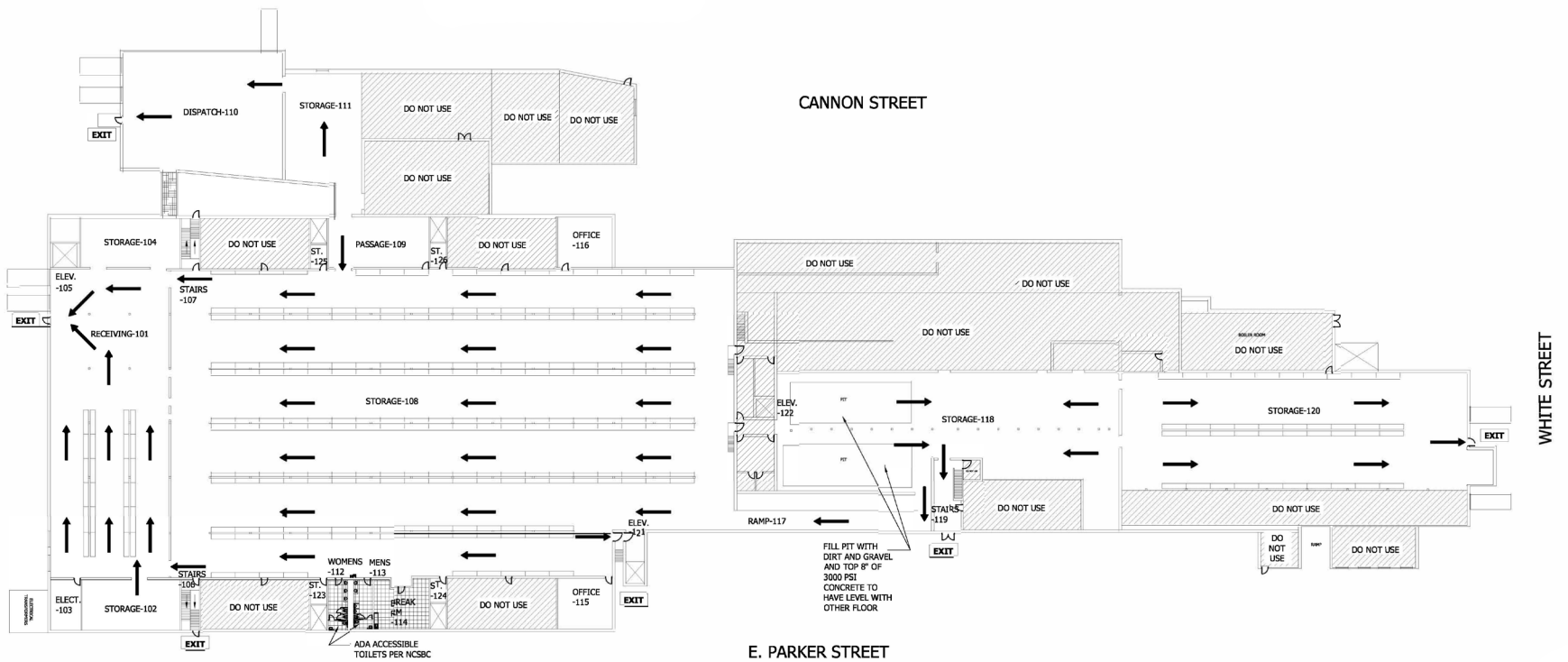
LOCATED IN AN OPPORTUNITY ZONE



300 E PARKER STREET

**LOCATED LESS THAN ONE
MILE FROM THE CENTER OF
DOWNTOWN GRAHAM**





2 1ST FLOOR PLAN
SCALE: 1/32"=1'-0"

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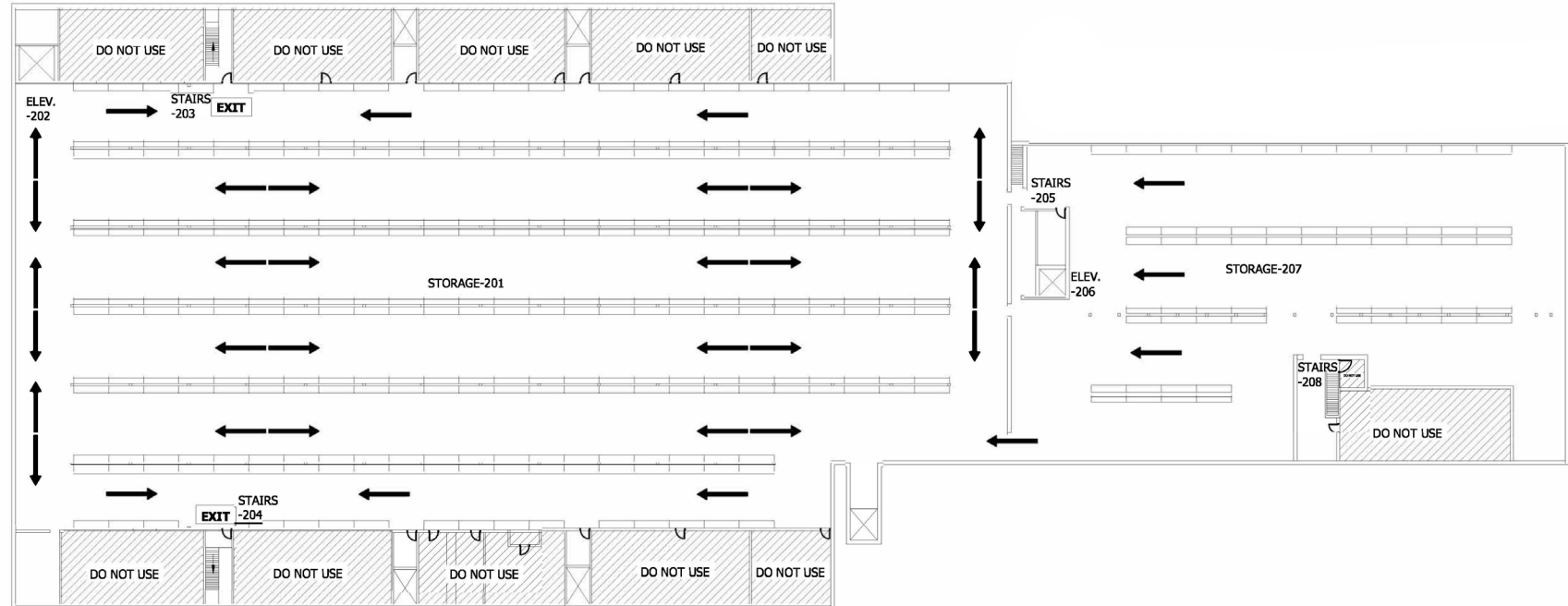
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SECOND FLOOR PLAN - MILL TWO



3 2ND FLOOR PLAN
SCALE: 1/32"=1'-0"

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