



**FORMER STOCK BUILDING SUPPLY**  
**127,200<sup>+/-</sup> Square Feet on 12.6<sup>+/-</sup> acres**  
**Wilson, North Carolina**



# BINSWANGER

5605 CARNEGIE BLVD, SUITE 350, CHARLOTTE, NC 28209  
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

## FORMER STOCK BUILDING SUPPLY 4841 LAMM ROAD WILSON, NC 27893

<b>SIZE:</b>	Approximately 127,200 sq. ft.
<b>GROUND:</b>	Approximately 12.6 acres - adjacent 10 acres available for purchase
<b>NUMBER OF BUILDINGS:</b>	One, modern single story industrial facility
<b>DIMENSIONS:</b>	Front Office: approximately 40' x 100' Main Facility: approximately 280' x 440'
<b>CONDITION OF PROPERTY:</b>	Excellent
<b>DATE OF CONSTRUCTION:</b>	2000
<b>CONSTRUCTION:</b>	Floor: 6 inch reinforced concrete Walls: Precast concrete Columns: Steel Roof: Un-ballasted rubber membrane over insulated metal deck
<b>COLUMN SPACING:</b>	40' X 40'
<b>CEILING HEIGHT:</b>	Approximately 24'9" clear below main structural supports on front and rear walls. Approximately 26'9" clear center below main structural supports. Bar joists are approximately 18 inches higher than the structural supports
<b>LIGHTING:</b>	Metal halide, T8 fluorescent and T12 fluorescent
<b>WATER:</b>	Supplied by City of Wilson 12" and 16" mains; 8" fire line; 2" domestic line
<b>SEWER:</b>	Supplied by City of Wilson 12" and 15" mains

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- GAS:** Supplied by City of Wilson  
4" main
- POWER:** Supplied by City of Wilson
- Two substations
  - 300 KVA pad mounted transformer
  - 1200 Amp; 480/277 volt; three-phase; four wire interior switchgear.
  - Multiple step-down 120 volt transformers throughout the facility
- HVAC:** The front office is heated and cooled by roof mounted package units.
- The production area is heated by one Powrmatic gas-fired floor mounted unit and ventilated by wall fans and louvers.
- SPRINKLER:**
- 100% Wet System
  - Three 8" risers supply internal density of .33/2000
  - One 40 HP electric pump produces 750 GPM at 60 psi. Flow rating is primarily 842 gallons per minute with the residual pressure of approximately 70 pounds.
  - 1,000,000 gallon elevated city-owned fire tank in the industrial park
- COMPRESSED AIR:**
- 50 HP CompAir LeROI compressor with a Zurn dryer and a storage tank
  - Air lines throughout the rear 60% of the building

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**OFFICE:** Attached 4,000 SF front office includes open administrative areas, private offices, restrooms and break area. Finishes consist of carpet and tile floor, recessed fluorescent lighting and suspended acoustical ceiling.

Additional office located inside the production area totals approximately 2,250 sq. ft. on two levels.

**TRUCK LOADING:** Fifteen 8' x 10' manual overhead doors – all with edge of dock levelers and 13 with seals.

One 12' wide x 14' high electric drive-in door and one 14' high x 20' wide electric drive-in door

All dock loading areas have concrete landing areas– residual truck area paving to be completed as needed for future occupant.

**PARKING:** Paved parking for approximately 60 vehicles in the front of the plant.

**RESTROOMS:**

<b>Office:</b>	
Men –	2 toilets, 1 sink
Women -	2 toilets, 1 sink
<b>Plant:</b>	
Men -	5 toilets, 3 urinals, 3 sinks
Women -	6 toilets, 4 sinks

**FORMER USE:** Building component manufacturing

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**ZONING:** HI – Heavy Industrial

**TAXES:** Parcel ID #: 2792627982.000

2016 Assessed Value (next assessment 2024)

Building/Improvements:	\$2,342,494
Land:	\$ 264,077
<b>Total:</b>	<b>\$2,606,571</b>

2017 Wilson County tax rate:	\$.73/\$100
2017 City of Wilson tax rate:	\$.555/\$100

**TRANSPORTATION:** The facility is located in the Wilson Corporate Industrial Park adjacent to Interstate 95. The Raleigh-Durham International Airport is located approximately 53 miles west of the facility and the Wilson Local Airport is located approximately 10 minutes north of the property.

**MISCELLANEOUS:**

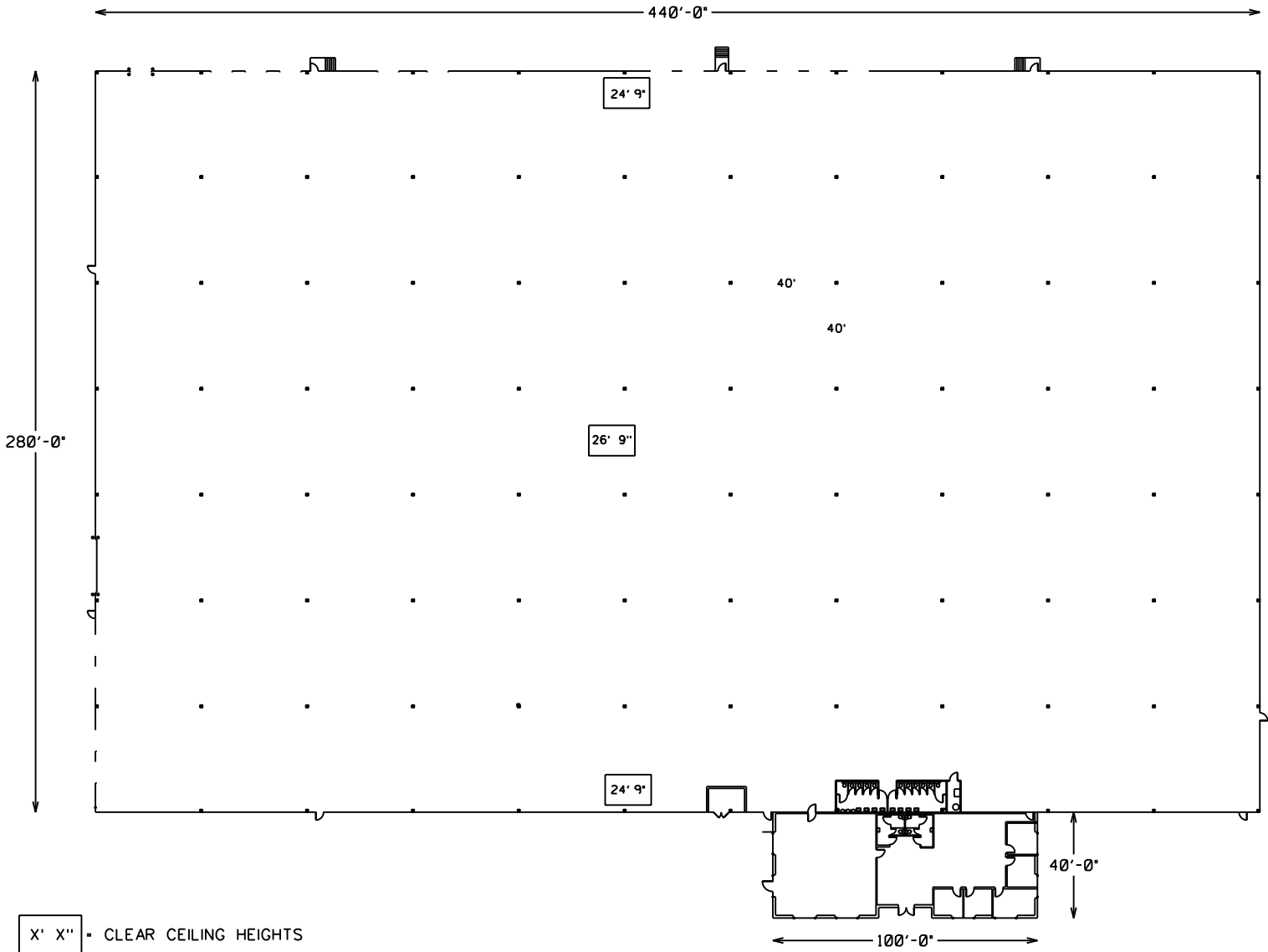
- Fenced truck loading area
- City of Wilson provides 1 gigabyte fiber to the Industrial Park
- Adjacent storm water feature will accommodate runoff from the existing building and any possible expansion

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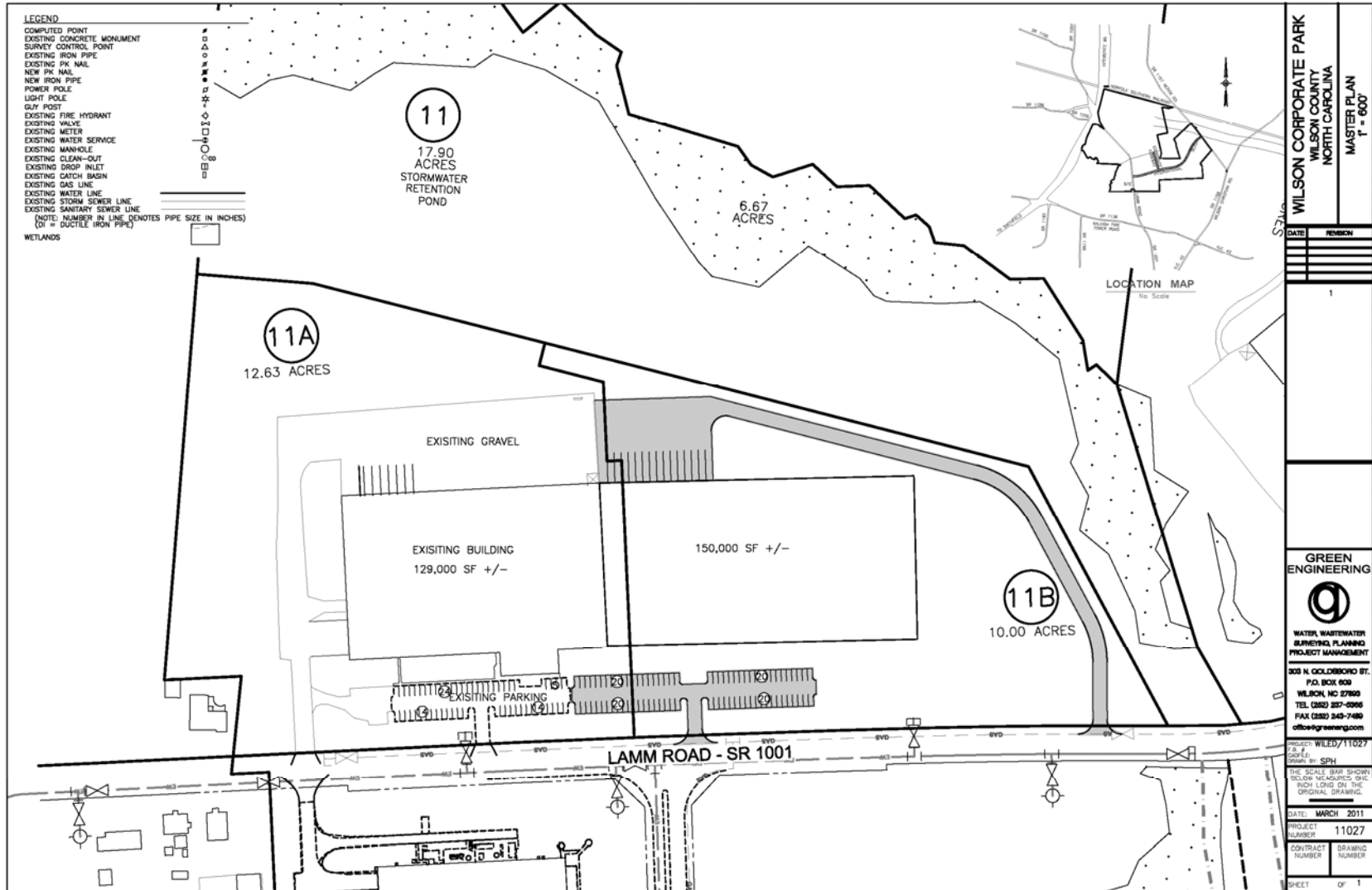


X' X" = CLEAR CEILING HEIGHTS

NOTE: INFORMATION CONTAINED IN THIS DRAWING IS DERIVED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED. DRAWING IS DIAGNOSTIC. ALL LOCATIONS, MEASUREMENTS, AND DIMENSIONS ARE APPROXIMATE.

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4841 LAMM ROAD  
WILSON, NC 27893  
  
+/- 127,200 SF  
+/- 12.6 ACRES

Potential expansion on adjacent land:



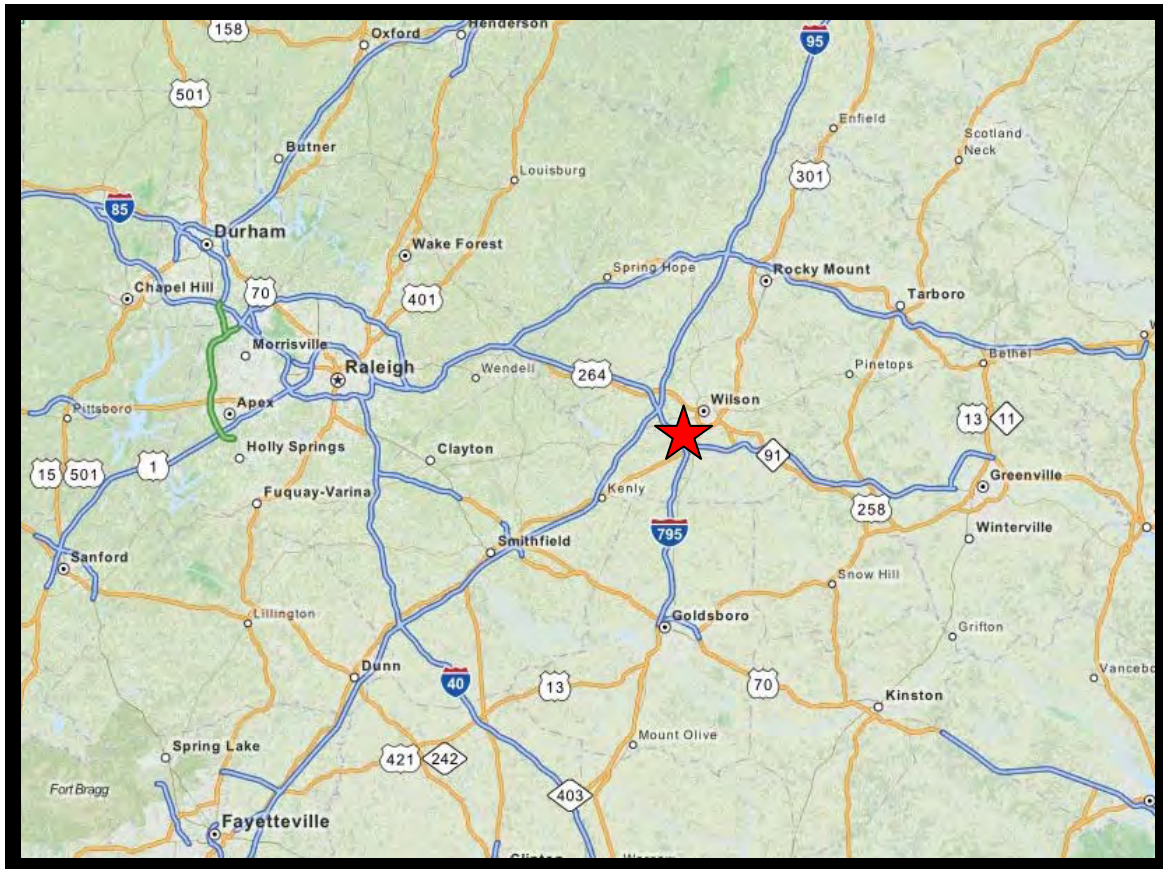












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