

AVAILABLE FOR SALE



**816 FIELDCREST ROAD
EDEN, NC**



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Overview



1. EXECUTIVE **SUMMARY**



1. EXECUTIVE SUMMARY

816 W Fieldcrest Road Eden, NC is a premier industrial manufacturing facility offering an exceptional value and versatility for a wide range of industrial users.

Built in 1995 with an expansion in 2009, the facility is strategically located just minutes from US Highway 311, which connects Danville, VA to Winston-Salem, NC and links to US Highway 220, a key north-south corridor through central North Carolina.

The property is equipped with numerous specialized and hard-to-replace infrastructure features, including 4MW of electrical service, steam boilers, water chillers, compressed air systems, chemical bulk storage and rail service. These built-in capabilities make the facility ideally suited for intensive manufacturing operations. With its scale, infrastructure, and strategic location, this property represents a rare and valuable industrial opportunity in the southeastern United States.



2. PROPERTY **OVERVIEW**



2. PROPERTY OVERVIEW

PROPERTY SPECS

Address: 816 W Fieldcrest Road
Eden, NC 27288

County: Rockingham

Coordinates: 36.51182, -79.71356

Parcel Number: 110534

Zoning: LI/ED (City of Eden)

Site Area: ±23 Acres

Building Size: ± 162,000 SF
± 12,366 SF office area

Year Built: 1995 / 2009

Building Dimensions: Primarily 382' x 306'

Column Spacing: Primarily 40' wide x 40' deep

Floors: 6" Reinforced with #4 rebar and vapor barrier within the original building; 4" Reinforced with #4 rebar and vapor barrier within the building addition (*Equipment pit areas are 12" along with other isolated areas within building*)

Exterior Wall Construction: Original building is 12" masonry wall; Building addition is 6" precast concrete

Roof: White TPO Roof System and Built-up Roof System; Original Installation

Clear Height: Primarily 26' 8" throughout; shipping area is 18'

Restrooms: Multiple restrooms located throughout the facility in office area, locker rooms, production floor and shipping areas

Auto Parking: ± 123 marked and lighted

Dock High Doors:

Shipping Area

(5) - 8' x 10' located along the east wall with seals, bumpers, hydraulic levelers, lights, and trailer restraints ~ 45,000 LB leveler capacity
(1) - 8' x 10' for trash compactor

Receiving Area

(4) - 9' x 10' located along the south wall with seals, bumpers, hydraulic levelers, lights, and trailer restraints ~ 71,000 LB leveler capacity

Drive In Doors: (1) Ramped door at east wall

HVAC: 100% heated and cooled primarily via roof-mounted electric-fired units (water cooled chiller provides cool air for portion of the building)

Lighting: Primarily LED

Natural Gas: Piedmont Natural Gas 8" pipe size; 10 PSI

Internet: CenturyLink

Water: City of Eden 12" Main; 4" service to building

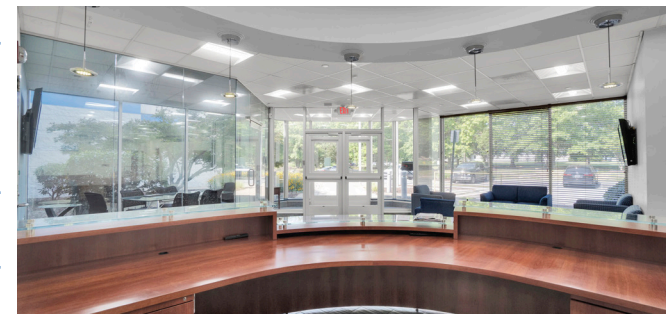
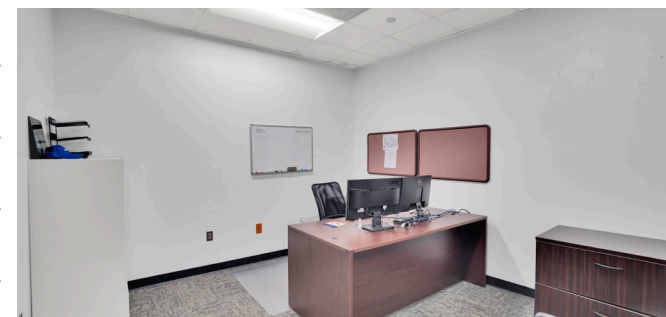
Sewer: City of Eden 16" Main; 8" service to building

Rail: Available via Norfolk Southern

Generator: (1) Caterpillar diesel backup generator with 2000 gallon belly tank; 43.75 kVA

Security & Fencing: Building access is via key fob system; Security cameras throughout (interior and exterior); Monitored for both fire and security; Property is fenced

Date Available: Immediate



2. PROPERTY OVERVIEW

MANUFACTURING CAPABILITIES

COMPRESSED AIR

- (4) Sullair LS compressors with Sullair RL dryers and accumulator tank
 - 1 x 75 hp, 2 x 50 hp, & 1 x 100 hp

CHEMICAL BULK STORAGE AND UNLOADING AREA

- ±1,510 SF auxiliary building for storage and unloading
- (3) 12,000-gallon steel above ground storage tanks
- *All tanks have been flushed and cleaned*

OVERHEAD CRANES

- Bridge Cranes
 - (12) - 4 Ton; (2) - 3 Ton; (6) - 2 Ton
- Monorail Cranes
 - (2) - 3 Ton; (2) - ½ Ton; (1) - ¼ Ton; (1) - 2 Ton; (1) - 1 Ton
- Gantry Cranes
 - (1) - ½ Ton

BOILERS

- Two Steam Boilers
 - Kewanee Boiler - 10 PSI; 3,440 lb./hr. max stream
 - Hurst Boiler - 150 PSI; 3,450 lb./hr. max stream

COOLING TOWER

- (1) Marley roof mounted cooling tower; (1) one cell

MIXING ROOMS

- (1) 12'8" x 24' Room
- (1) 18' x 25' Room

RAIL SERVED SILOS

- (3) 8,000-gallon silos for raw material storage
- Fall protection system in place

ELECTRICITY

- (2) 1000 kVA and (2) 2000 kVA pad mounted transformers
- (3) 4000A Switchgear

SPRINKLER SYSTEM

- ESFR system for Group A plastics
- Wet system for Ordinary Group 2 Occupancy
- Foam system for chemical storage room
- Dry system for covered rail offloading platform

CHILLER

- (2) Trane chillers at 180 tons each
- (1) York chiller at 180 tons

CHEMICAL STORAGE ROOM (INTERNAL)

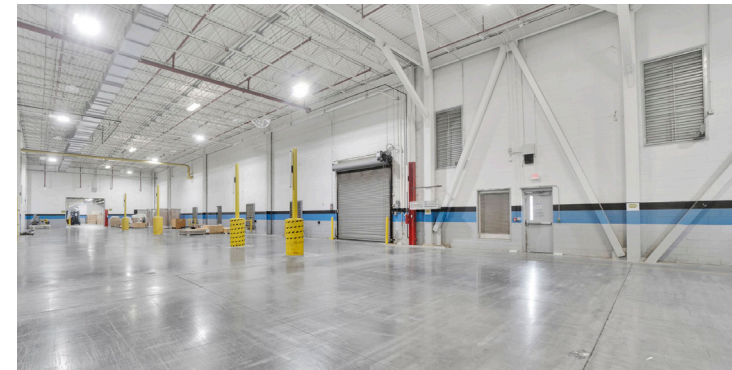
- 50' x 51' room for chemical storage with sloped containment floor
- Foam fire system suppression system

THERMAL OXIDIZERS

- (1) EDCT/9
- (1) EDC/10

CYCLONE

- One (1) roof mounted MAC cyclone with 48,000 CFM Capacity



Click to View
All Available Equipment for Sale

2. PROPERTY OVERVIEW

LOCATION AERIAL

Carolina
Freightways, Inc.

 **Nestlé**
PURINA®

ACROW


AN **IPG** COMPANY

 **GILDAN®**

E Meadow Rd

Fieldcrest Rd



ARMOR  **EXPRESS™**
BODY | ARMOR

Innofa
INNOVATED FABRICS

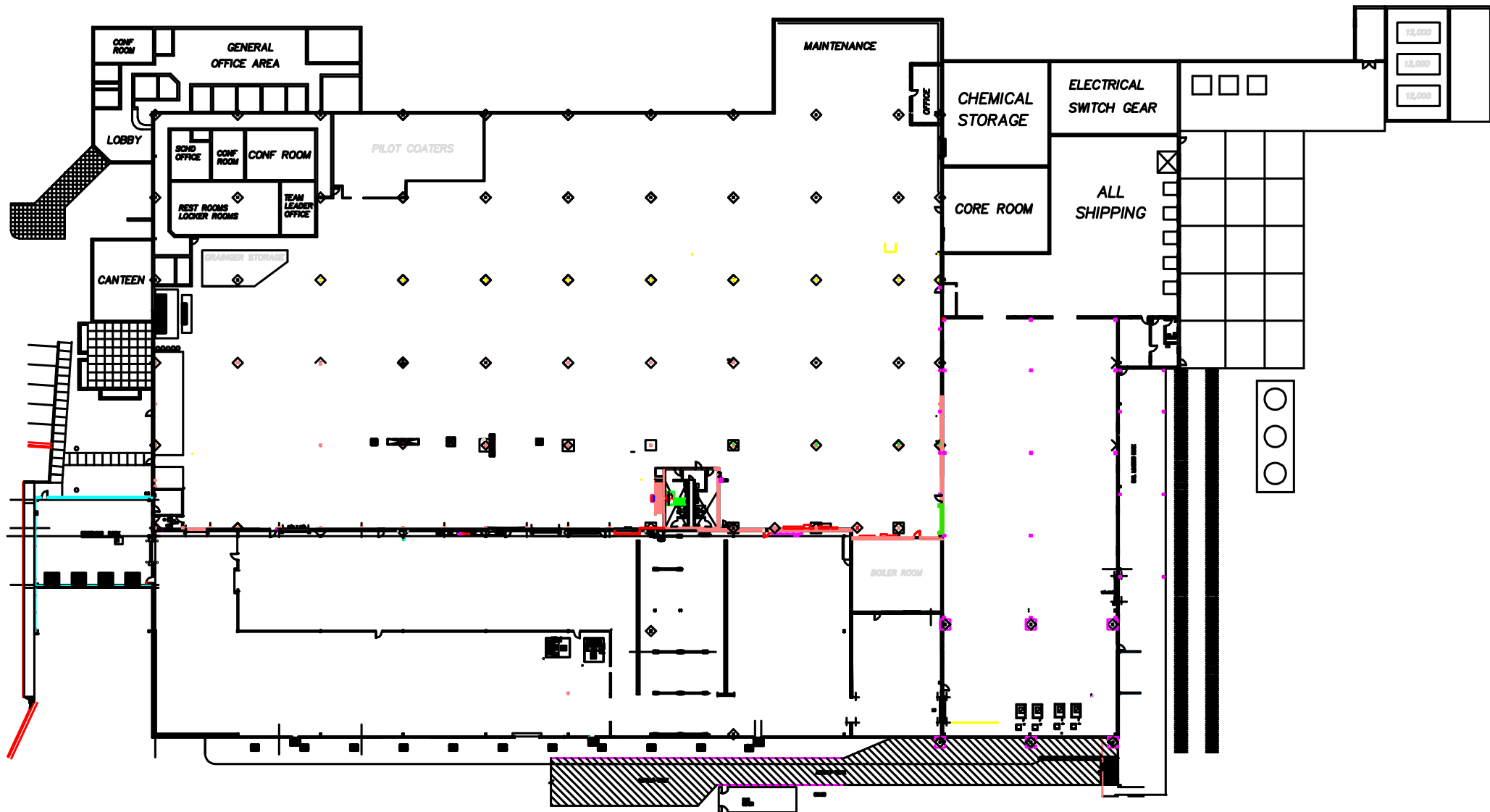
2. PROPERTY OVERVIEW

SITE PLAN



2. PROPERTY OVERVIEW

FLOOR PLAN



3. AREA & MARKET **OVERVIEW**



3. AREA & MARKET OVERVIEW

NC PIEDMONT TRIAD



Piedmont Triad region consists of over
1.7MM residents



Region has **access to 13** colleges
and universities



Diversified Economy including aviation,
biotechnology, textiles, advanced manufacturing



30th largest MSA in the U.S.

Local Incentives are based on investment in machinery and equipment, the creation of jobs and building improvements.

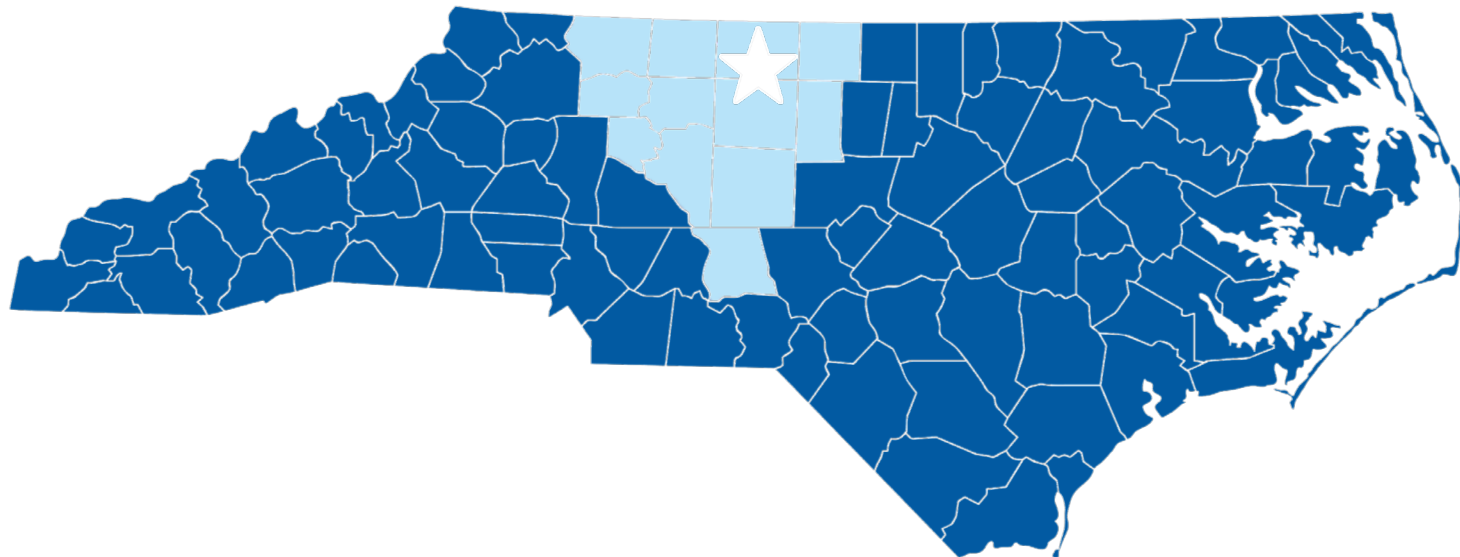
The State of North Carolina offers performance based targeted incentives including:

- Job Development Investment Grant (JDIG)
- One NC Fund
- Infrastructure and Transportation Programs
- Workforce Development and Customized Training

#1
**Best State
For Business**
(CNBC, 2025)

#2
**Best Business
Climate**
(Site Selection Magazine, 2024)

#1
**Best State
to Start a Business**
(B2B Reviews, 2025)



3. AREA & MARKET OVERVIEW

ROCKINGHAM COUNTY LABOR

Base Labor Availability

Population 2025	694,207
Projected Pop Growth 2030	704,536
Labor Force	336,405
Working Age Population (15-64)	445,027
Working age participation rate	75.6%



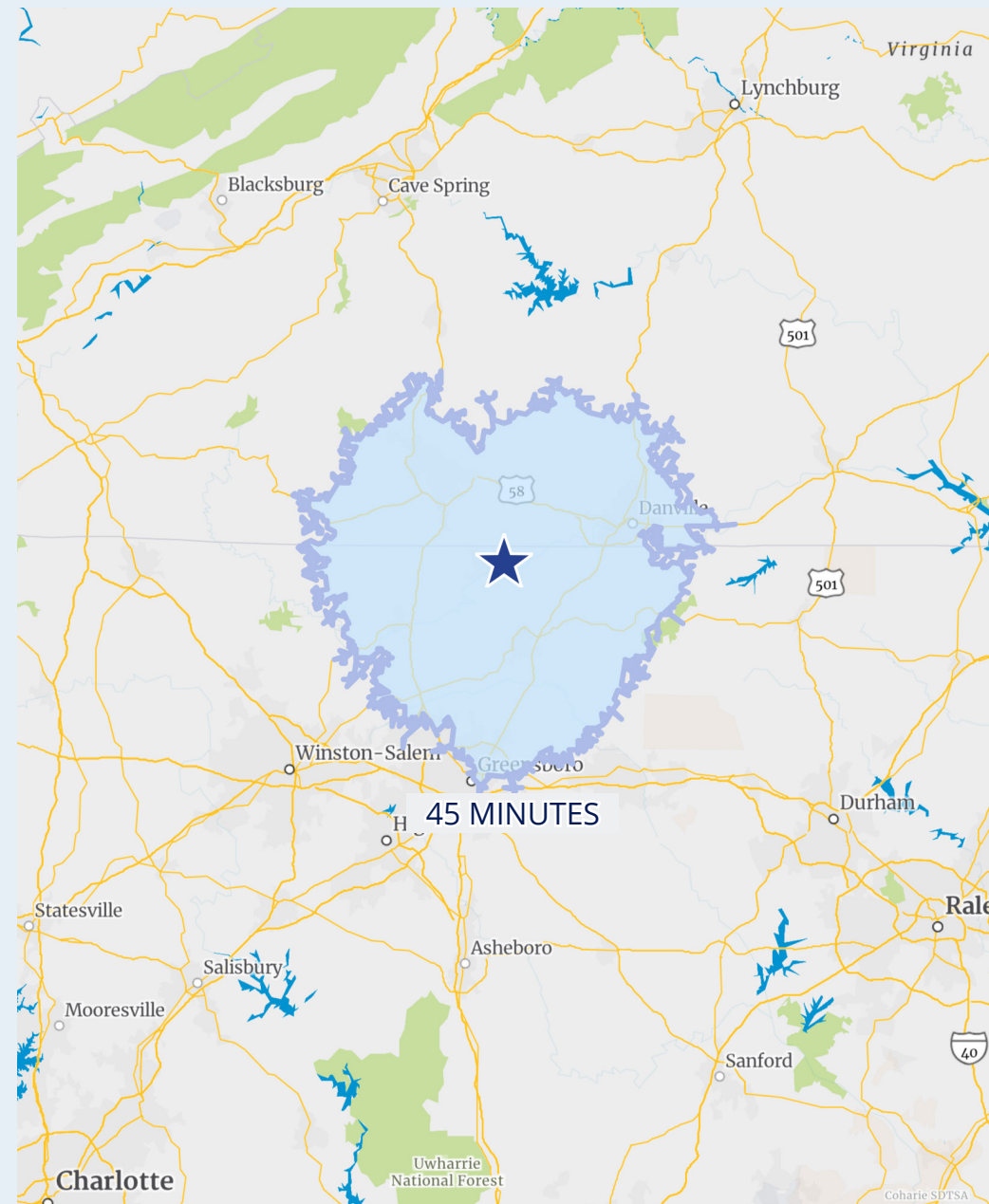
Blue Collar Work Force

Sector	# of Workers	% of Total Labor Force
Construction/Extraction	13,747	4.27%
Farming/Fishing/Forestry	756	0.24%
Installation/Maintenance/Repair	11,101	3.45%
Production	23,131	7.19%
Transportation/Material Moving	29,491	9.17%



Commuter Profile

Time	# of Commuters	% of Total Labor Force
15 Minutes or Less	78,630	25.29%
15-30 Minutes	117,343	37.74%
30-45 minutes	50,477	16.23%
45-60 minutes	14,373	4.62%
60+ minutes	16,662	5.36%
Worked at Home	33,481	10.77%



3. AREA & MARKET OVERVIEW

MULTI-MODAL CONNECTIVITY



Airports

Piedmont Triad International	40.4 Miles
Raleigh-Durham International	95.7 Miles
Charlotte Douglas International	134 Miles



Ports

Norfolk, VA	215 Miles
Morehead City, NC	257 Miles
Wilmington, NC	236 Miles
Charleston, NC	322 Miles
Savannah, GA	366 Miles
Jacksonville, FL	497 Miles



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