



**ELIKEN PROPERTY MANAGEMENT  
CARDINAL TISSUE**

**436,804 +/- Square Feet on 41.9 +/- acres**

**Rutherfordton, North Carolina**



**PARKDALE AMERICA  
770 BROYHILL ROAD  
RUTHERFORDTON, NC**

<b>SIZE:</b>	Approximately 436,804 sq. ft.
<b>GROUND:</b>	Approximately 41.9 acres
<b>NUMBER OF BUILDINGS:</b>	One modern, single story industrial facility
<b>DIMENSIONS:</b>	392' x 1082' plus attached office and 30' x 122' mechanical area
<b>CONDITION OF PROPERTY:</b>	Excellent
<b>DATE OF CONSTRUCTION:</b>	2000
<b>CONSTRUCTION:</b>	Floor: 6" 4000 psi concrete reinforced with 6x6-10/10 wwm over vapor barrier on 4" crushed stone Walls: 6" insulated precast panels Columns: Steel Roof: Unballasted single ply membrane over 3" ridged insulation with 20 R value on metal deck. Roof design live load is 55 psf.
<b>COLUMN SPACING:</b>	30' x 40'
<b>CEILING HEIGHT:</b>	Approximately 20'4" clear eaves and 23' clear center below main structural steel. Approximately 22'4" eaves and 24'9" center below the bar joists.
<b>LIGHTING:</b>	Metal halide – plus approximately 28 exterior lights located around the perimeter of the building

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- WATER:** Supplied by Rutherford County – 10” main; 8” sprinkler loop; 3” potable water line
- SEWER:** Supplied by Rutherford County- 6” line
- GAS:** Propane – 20,000 gallon tank
- POWER:** Supplied by Duke Energy
- Two 1000 kVA pad mounted transformers
  - Two 3000 amp 480/277 volt, 3 phase, 4 wire interior switch gears
- HVAC:** Production area is cooled by 28 thirty ton roof mounted HVAC units – 18 with propane gas fired heating elements. Two supplemental suspended gas radiant heaters above loading docks on west wall.
- The warehouse area is heated only by a flour mounted unit.
- The office is heated and cooled by roof mounted package units.
- SPRINKLER:** 100% wet system – density is .48/2600 and .3/2500
- Nine total risers fed by an 8” loop
  - Two 250,000 gallon ground level tanks with one 1,500 GPM diesel and one 1,500 GPM electric pump are located on the adjoining property and feed the loop system for both properties
- OFFICE:** Approximately 9,000 sq. ft. of attached front office including reception area, private offices, restrooms and a full hot line cafeteria.
- Separate shipping office at the north end of the building.

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**TRUCK LOADING:** Two 12' x 14' manual drive-in doors  
Forty-four 8' x 9' dock high doors with 18,000 lb.  
levelers and seals

**PARKING:** Paved and marked parking for approximately 550  
vehicles.

**RESTROOMS:** **Office:**  
Men – 2 toilets, 1 sink  
Women – 2 toilets, 1 sink

**First Aid:**  
1 toilet, 1 sink

**Plant manager office:**  
1 toilet, 1 sink

**Plant:**  
Total of 36 individual restrooms with toilet and sink,  
some are ADA compliant

**FORMER USE:** Originally constructed for upholstery manufacturing  
and converted to distribution in about 2005

**TAXES:** REID #: 1651603

2019 Assessed Value (next assessment 2026)  
Building/Improvements: \$6,995,900  
Land: \$ 707,300  
Total: \$7,703,200

2019 Rutherford County tax rate: \$.597/\$100  
2019 Rutherfordton fire district rate: \$.11/\$100

**TRANSPORTATION:** The facility is located east of US Highway 221,  
approximately 18 miles south of Interstate 40, and  
9 miles north of Interstate quality US Hwy 74 that  
provides connection 20 miles west to Interstate 26.  
The Rutherford County airport is located  
approximately one mile northeast of the site.

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**MISCELLANEOUS:**

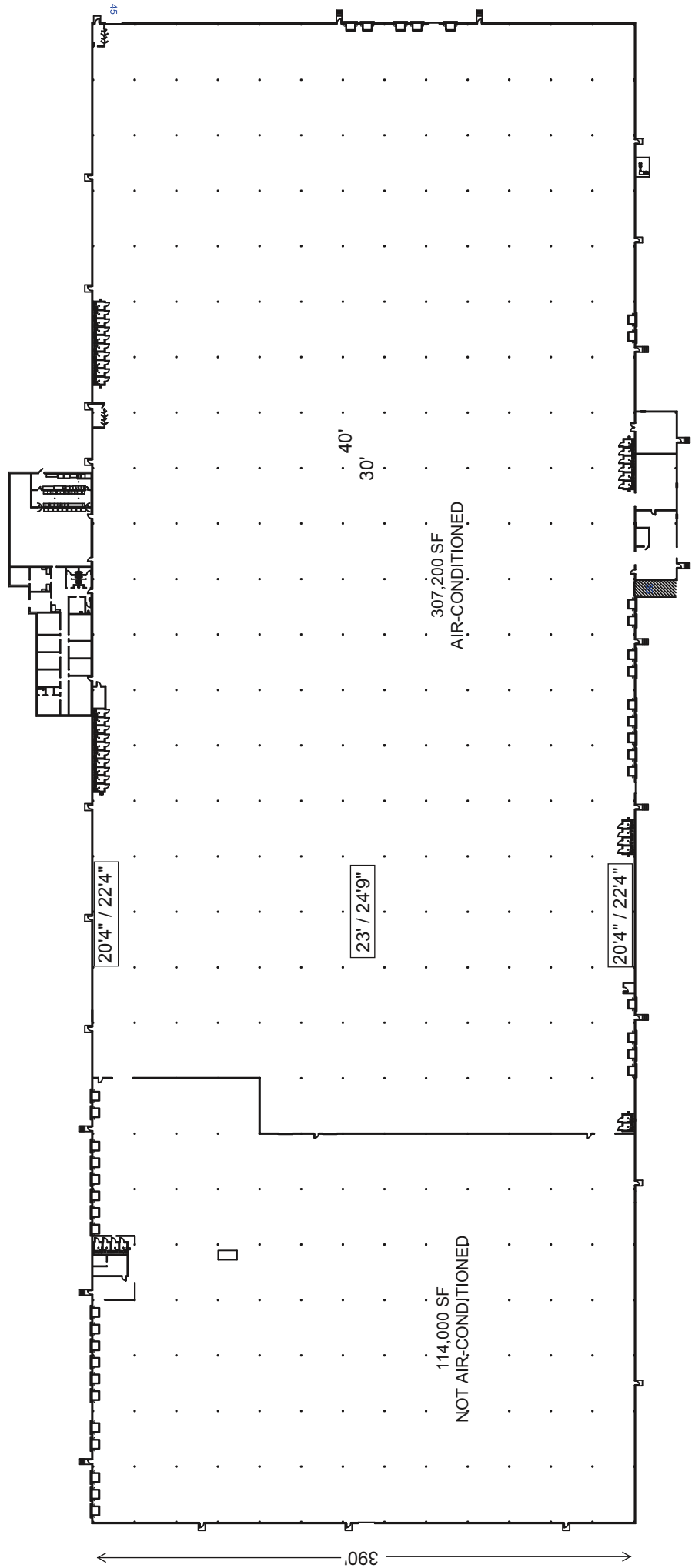
Graded expansion pad on the north side of the facility for an 80,000 sq. ft. expansion. The northern wall of the facility is pre-engineered metal designed to accommodate the expansion, and the sprinkler lines are located at the end of the expansion pad.

Finished floor elevation is approximately 1,018 feet.

The facility was originally designed for a work force of approximately 630 employees with a full hotline cafeteria in place.

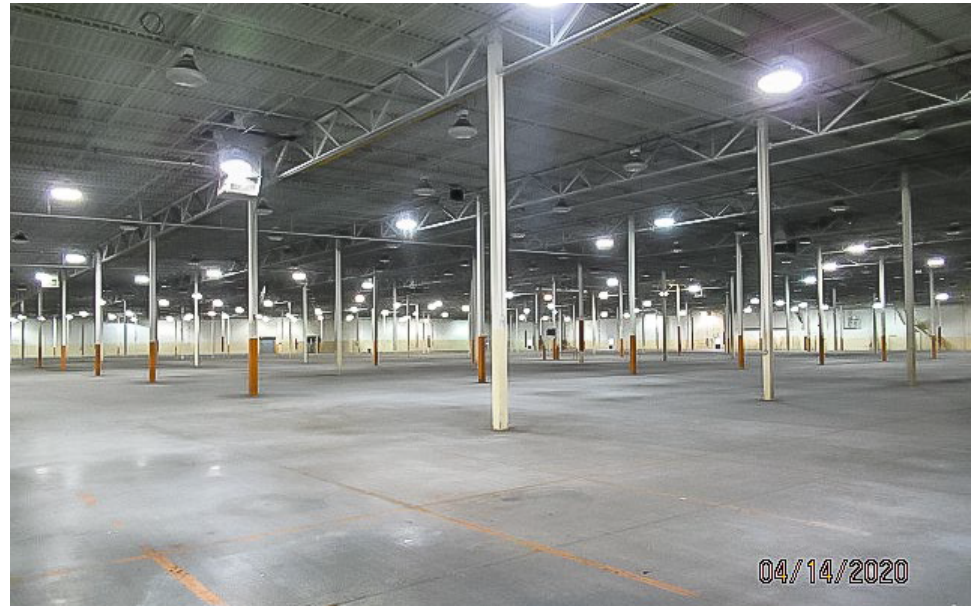
Guard house with toilet and sink and controls for the electric gates.

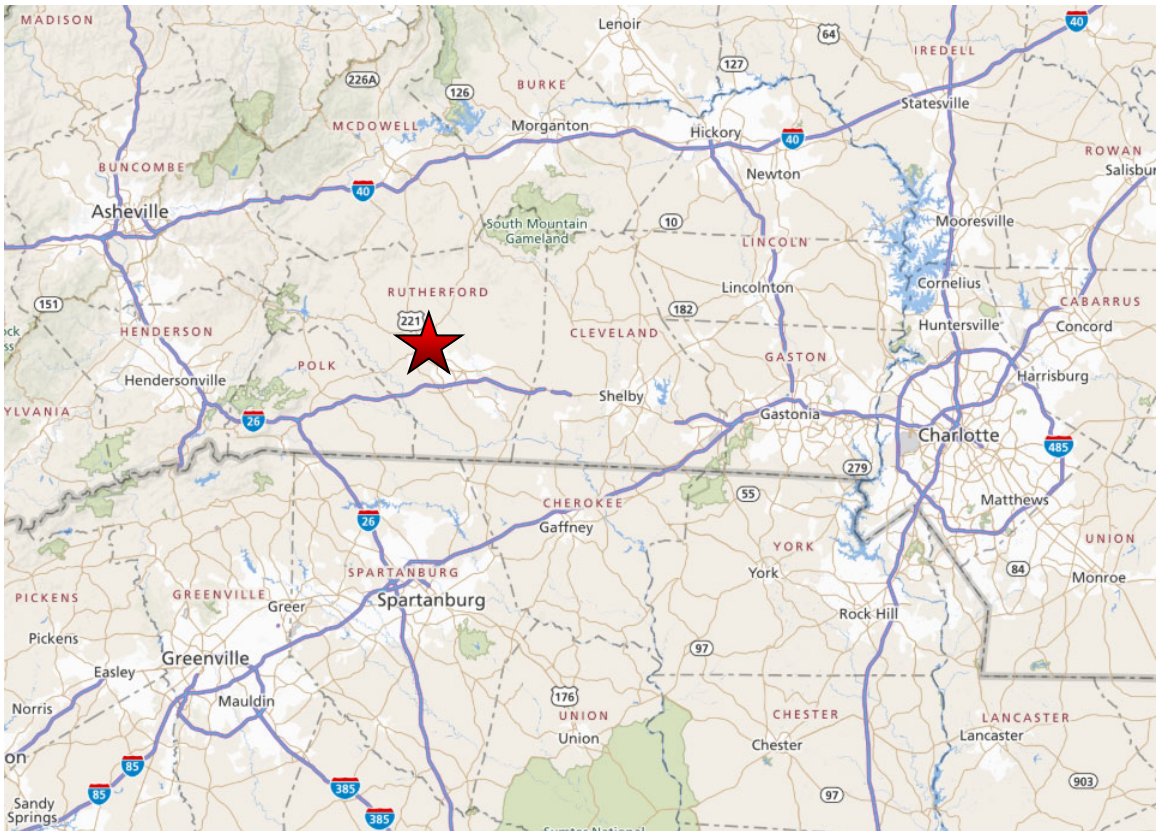
Thermal Belt Rail Trail is located on the western border of the site on the former rail line.



XX' = CLEAR CEILING HEIGHT

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