



206 Warehouse St. Eden, NC 27288

FOR SALE



± 204,872 SF

2 Multi-Storeyed Buildings

All Concrete/Brick Construction

Loading Docks

Broadband Available

This mill was the finishing mill for the American Blanket Mill. Last owned by Fieldcrest-Cannon and preceded by Fieldcrest, Marshall Field and other older companies.

Built along the canal that provided power for the mills and now provides power to a private provider. Water for the canal comes from the Smith River which is adjacent to the canal.



SIGNIFICANT TAX CREDITS AVAILABLE

40% NC State Mill Tax Credit
20% Federal Tax Credit
Plus other Reductions



PHILIP PRICE

Direct: 336.283.0643

Mobile: 336.558.7015

Email: Phil@millerhatcher.com

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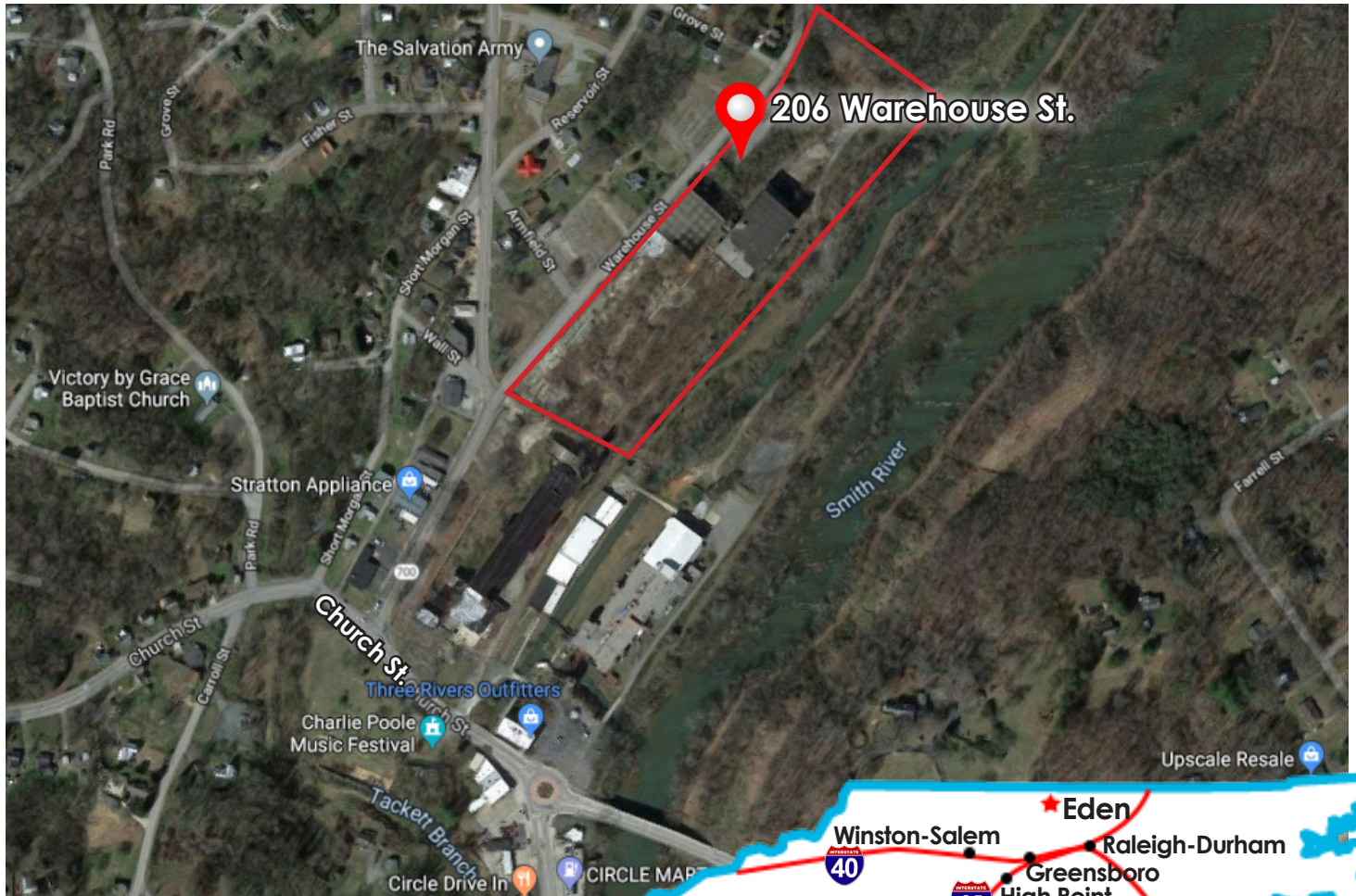


MILLER HATCHER

COMMERCIAL REAL ESTATE

206 Warehouse St. Eden, NC 27288

LOCATION



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REDEVELOPMENT OPPORTUNITY

To a group with open minds, this facility could offer them a rare opportunity to fulfill a dream.

It is essentially a very strong skeleton (all brick and mortar including the roof).

The uses of this building are dictated by the Brownfield Property Agreement (Phase II). Which has been approved and accepted. *See broker for qualified uses.*

The array of tax credits available for this building are noteworthy. They need to be reviewed to see the value of each one.

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DETAILS

LOCATION

Address	206 Warehouse St.				
City	Eden	Zip	27288	County	Rockingham

PROPERTY DETAILS

Property Type	Warehouse	Acres ±	10.4	Dimensions ±	114' x 214'
Available SqFt ±	204,872	Floors	6/4	Dimensions ±	139' x 138'
Office SqFt ±		Restrooms		Ceiling Height ±	8' - 10'
Building SqFt ±	204,872	Flooring	Concrete	Docks ±	80' Long
SqFt per Floor ±	Varies	Roof	Concrete	Drive-ins ±	
Year Built	1937	Bldg Exterior	Concrete	Parking	

UTILITIES

Electrical	Duke Energy	Sewer	Municipal	Heat	
Water	Municipal	Air		Gas	Piedmont

TAX INFO

Tax PIN	707015744852	Zoning	I 1		
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PRICING

Price	\$475,000				
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COMMENTS

This property is a prime redevelopment opportunity. It has been vacated for a number of years which has caused damage from thieves and vagrants. The construction is solid-concrete/brick including the roof. There are two buildings connected. This property is in the brownfield program for redevelopment and special uses for it have been designated. It also qualifies for several different types of incentives for redevelopment. It is located in the City of Eden with an excellent view of the Smith River.

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TAX CREDITS AND SPECIAL PROPERTY DESIGNATION

Brownfield Property (Phase II)

<https://deq.nc.gov/about/divisions/waste-management/bf/taxes#1>



NORTH CAROLINA
Environmental Quality

Local Landmark Designation

50% Reduction in City and County Property Taxes

see Eden City Attorney for Questions **(336) 623-2110**

Tax Credits Property Qualifies for:

North Carolina Mill Tax Credit - 40%

Mill grandfathered into the program through 2030

Federal Historic Tax Credit - 20%

This mill was a contributing structure in the Spray Industrial National Register Historic District

New Market Tax Credits

For more information on historic tax credits, contact Tim Simmons, North Carolina Division of Archives and History (919) 814-6585



To learn more about this property:

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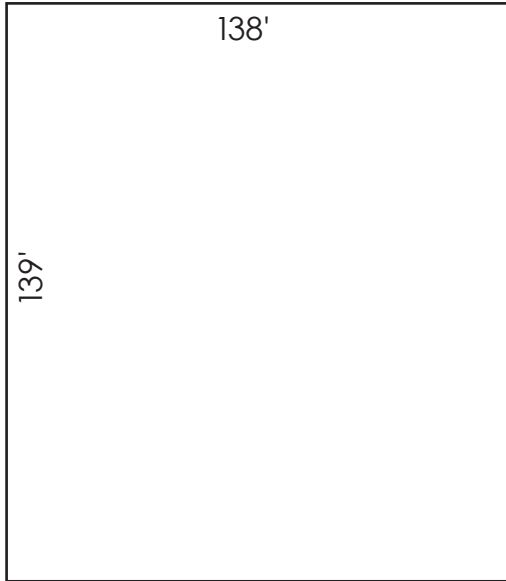
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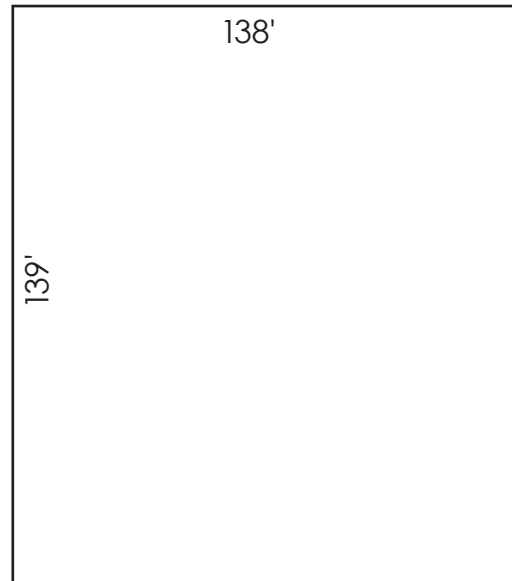


Upper Building

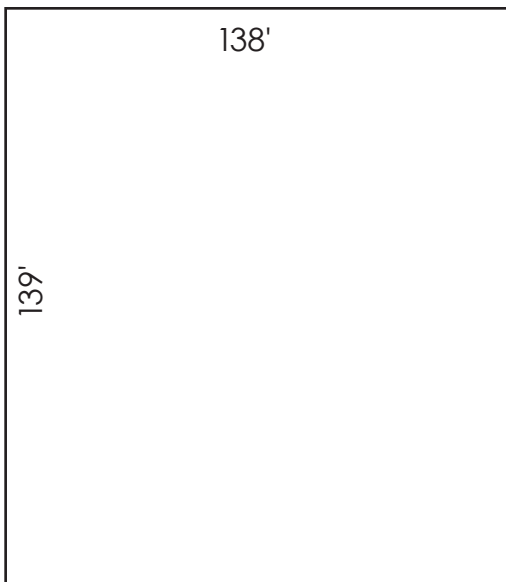
All measurements are from inside walls.



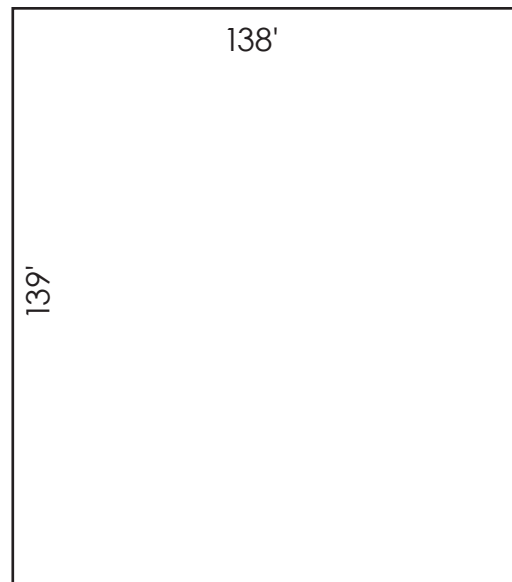
1st Floor
Ceiling Height 14'



3rd Floor
Ceiling Height 10'



2nd Floor
Ceiling Height 10'



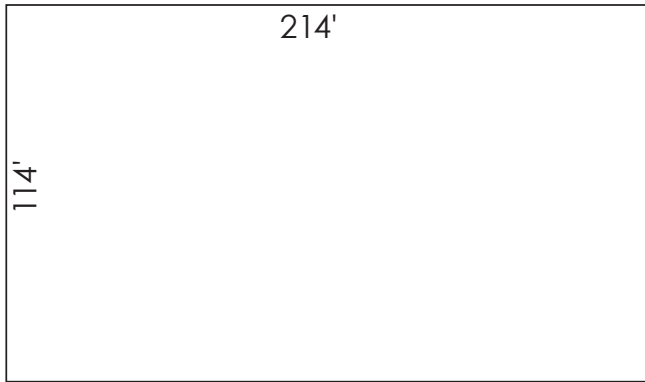
4th Floor
Ceiling Height 10'

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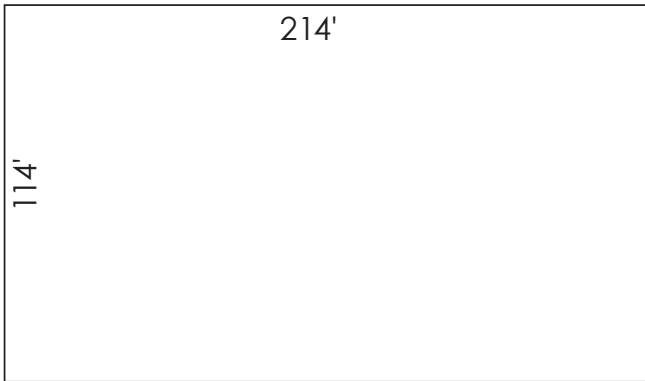


Lower Building

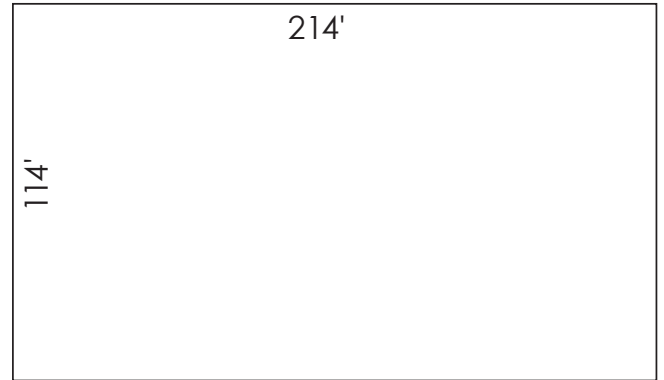
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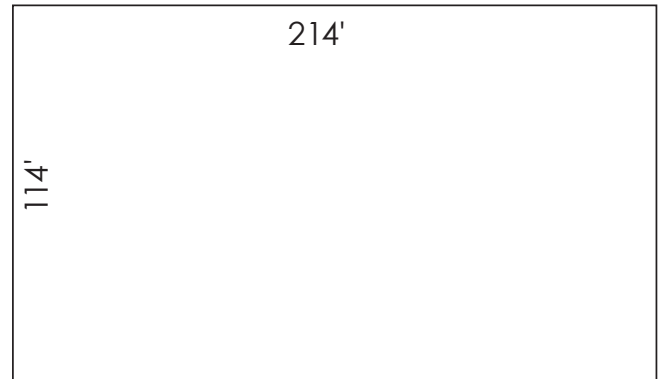
1st Floor
Ceiling Height 10'



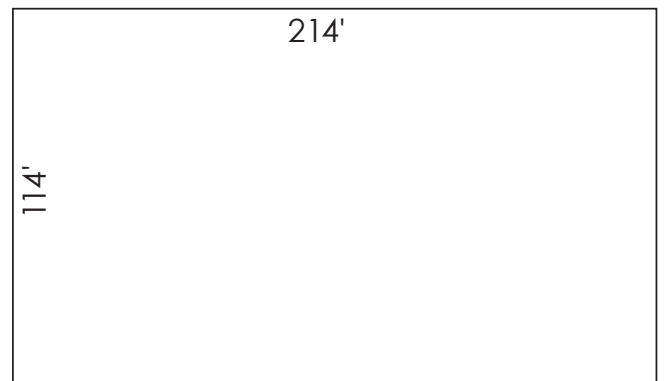
2nd Floor
Ceiling Height 10'



3rd Floor
Ceiling Height 10'



4th Floor
Ceiling Height 10'



5th Floor
Arched Ceiling
Mid 12'
Side 10'

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