



**CONFIDENTIAL RECORDS  
MANAGEMENT INC**

**137,127<sup>+/-</sup> Square Feet on 10.642<sup>+/-</sup> acres**

**Greenville, North Carolina**



# BINSWANGER

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

## CONFIDENTIAL RECORDS MANAGEMENT, INC. 310 STATON RD GREENVILLE, NC 27834

|                               |  |
|-------------------------------|--|
| <b>SIZE:</b>                  | Approximately 137,127 sq. ft.  |
| <b>GROUND:</b>                | Approximately 10.642 acres   |
| <b>NUMBER OF BUILDINGS:</b>   | One modern, single story industrial facility   |
| <b>DIMENSIONS:</b>            | 301'6" x 425'  |
| <b>DATES OF CONSTRUCTION:</b> | 1966 – Original 35,000 sq. ft. plant<br>1973 – 35,000 sq. ft. addition<br>1991 – 70,000 sq. ft. addition   |
| <b>CONDITION OF PROPERTY:</b> | Very good  |
| <b>CONSTRUCTION:</b>          | <p><b>Floor:</b> The 1966 and 1973 portions of the plant are concrete slab. The 1991 addition is 6" concrete slabs reinforced with 6x6x10/10 wire welded mesh over polyethylene vapor and a crushed stone base.</p> <p><b>Walls:</b> The original plant and 1973 addition totaling 70,000 sq. ft. is brick over block. The 1991 addition has a brick over block front wall, a painted concrete masonry block rear wall and an insulated pre-engineered metal panel side wall.</p> <p><b>Roof:</b> The 1966 and 1973 constructed portion of the building of approx. 70,000 sq. ft. has a mechanically fastened single ply membrane roof installed in 2004, plus two small areas of ballasted rubber membrane roof over insulated metal deck. The 1991 addition is an insulated pre-engineered metal roof.</p> |

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

### REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

**REGIONAL OPERATIONS:** Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA  
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY  
Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON  
Valencia, CA • Vienna, VA • Washington, D.C. • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Haarlem • Lima • London  
Madrid • Manila • Mexico City • Mumbai • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

Worldwide Coverage  
North America • South America  
Europe • Middle East  
Asia • Australia  
[www.binswanger.com](http://www.binswanger.com)

**CRMI  
GREENVILLE, NC  
PAGE 2**

|                        |  |
|------------------------|--|
| <b>Columns:</b>        | The original construction has 8" steel H and 6" circular steel columns and the additions have 8" steel H columns.  |
| <b>COLUMN SPACING:</b> | Original facility - 30' x 33'<br>1991 addition - 30' x 50'   |
| <b>CEILING HEIGHT:</b> | Original facility - 14' clear under the main beams<br>1991 addition – 20' clear eaves and 22' clear in the center below the main structural steel  |
| <b>LIGHTING:</b>       | T-5 fixtures with motion sensors – new in 2011   |
| <b>WATER:</b>          | Supplied by the City of Greenville <ul style="list-style-type: none"><li>• 14" main; 2" domestic line</li><li>• 8" U-shaped fire loop</li></ul>  |
| <b>SEWER:</b>          | Supplied by the City of Greenville <ul style="list-style-type: none"><li>• 21" main; 6" line</li></ul>   |
| <b>GAS:</b>            | Supplied by the City of Greenville <ul style="list-style-type: none"><li>• 8" main</li></ul>   |
| <b>POWER:</b>          | Supplied by the City of Greenville <ul style="list-style-type: none"><li>• One 150 KVA pad mounted transformer</li><li>• 3,000 amp, 480/277 V, 3 phase, 4 wire interior switchgear</li></ul> |
| <b>COMPRESSED AIR:</b> | Compressors removed  |

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

**REGIONAL OPERATIONS:** Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON • Valencia, CA • Vienna, VA • Washington, D.C. • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Haarlem • Lima • London • Madrid • Manila • Mexico City • Mumbai • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

**Worldwide Coverage**  
North America • South America  
Europe • Middle East  
Asia • Australia  
[www.binswanger.com](http://www.binswanger.com)

**CRMI  
GREENVILLE, NC  
PAGE 3**

- HVAC:** Office areas, conference room and imaging room are heated and cooled by Goodman and Trane package units – new in April 2011
- The record storage area is heated and cooled by a 2016 5-ton Trane rooftop package heat pump
- All HVAC equipment is on a quarterly service contract
- SPRINKLER:** 100% wet system
- OFFICE:** Approximately 7,400 sq. ft. of office, restroom and breakroom area in the original facility plus approximately 4,200 sf. ft. of mezzanine office space within the 1991 addition. Office finishes include vinyl tile and carpet floors, painted gypsum wall panels, recessed fluorescent lighting and dropped acoustical ceiling tiles.
- TRUCK LOADING:** West Wall:  
One 8' x 9' dock high door with leveler and seal.  
Two 8' x 10' dock high loading doors with leveler, one with lock.
- South Wall:  
One 8' x 10' dock high loading door with leveler.  
One 10' x 12' door access an exterior platform approximately 50" high.
- PARKING:** Office: 2 handicap  
17 paved, marked and lighted spaces
- Plant: 2 handicap  
260 paved, marked and lighted spaces

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

**REGIONAL OPERATIONS:** Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA  
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY  
Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON  
Valencia, CA • Vienna, VA • Washington, D.C. • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Haarlem • Lima • London  
Madrid • Manila • Mexico City • Mumbai • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

**Worldwide Coverage**  
North America • South America  
Europe • Middle East  
Asia • Australia  
[www.binswanger.com](http://www.binswanger.com)

**CRMI  
GREENVILLE, NC  
PAGE 4**

**RESTROOMS:**

**Front Office:**

Men: 1 toilet, 1 urinal, 1 sink ADA compliant

Women: 1 toilet, 1 sink ADA compliant

**Plant Area:**

Men: 2 toilets, 3 urinals, 4 sinks and 51 lockers

Women: 4 toilets, 3 sinks

**FORMER USE:**

Originally used for manufacturing of router bits, drill bits and cutting tools. Used for records storage since 2008

**ZONING:**

Industrial

**TAXES:**

Parcel # 80945

2016 Assessed Value (next assessment 2020)

Building/Improvements: \$1,186,247

Land: \$ 304,175

Total: \$1,490,422

2016 Pitt County tax rate: \$.686/\$100

2016 Fire district tax rate: \$.029/\$100

2016 EMS tax rate: \$.046/\$100

**TRANSPORTATION:**

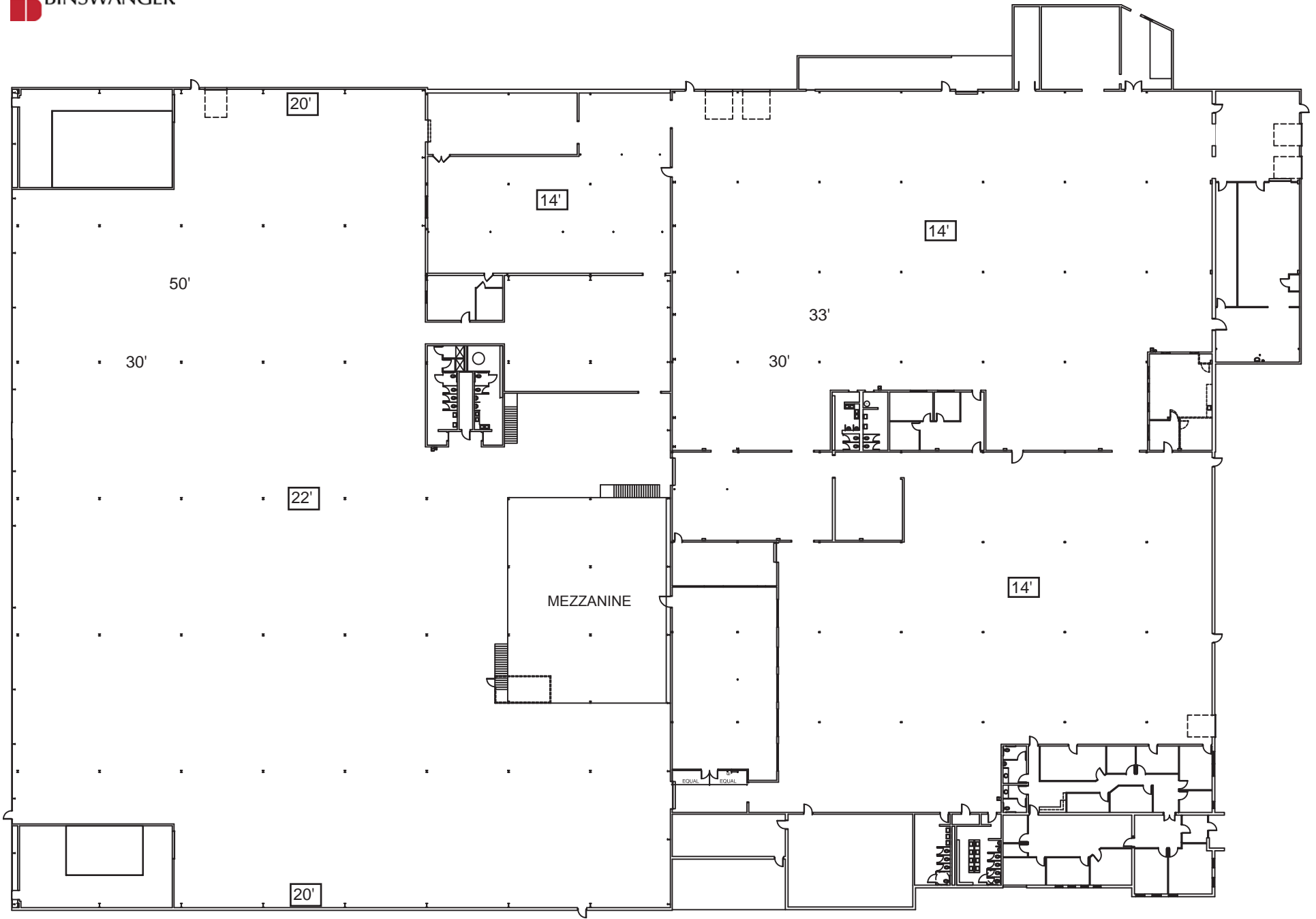
Facility is located in the Greenville Industrial Park, adjacent to the Highway 264, four lane bypass which provides direct access approximately 45 miles west to Interstate 95 via four lane, interstate quality US Highway 264. The Greenville Commercial Airport is located less than one mile west of the facility.

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

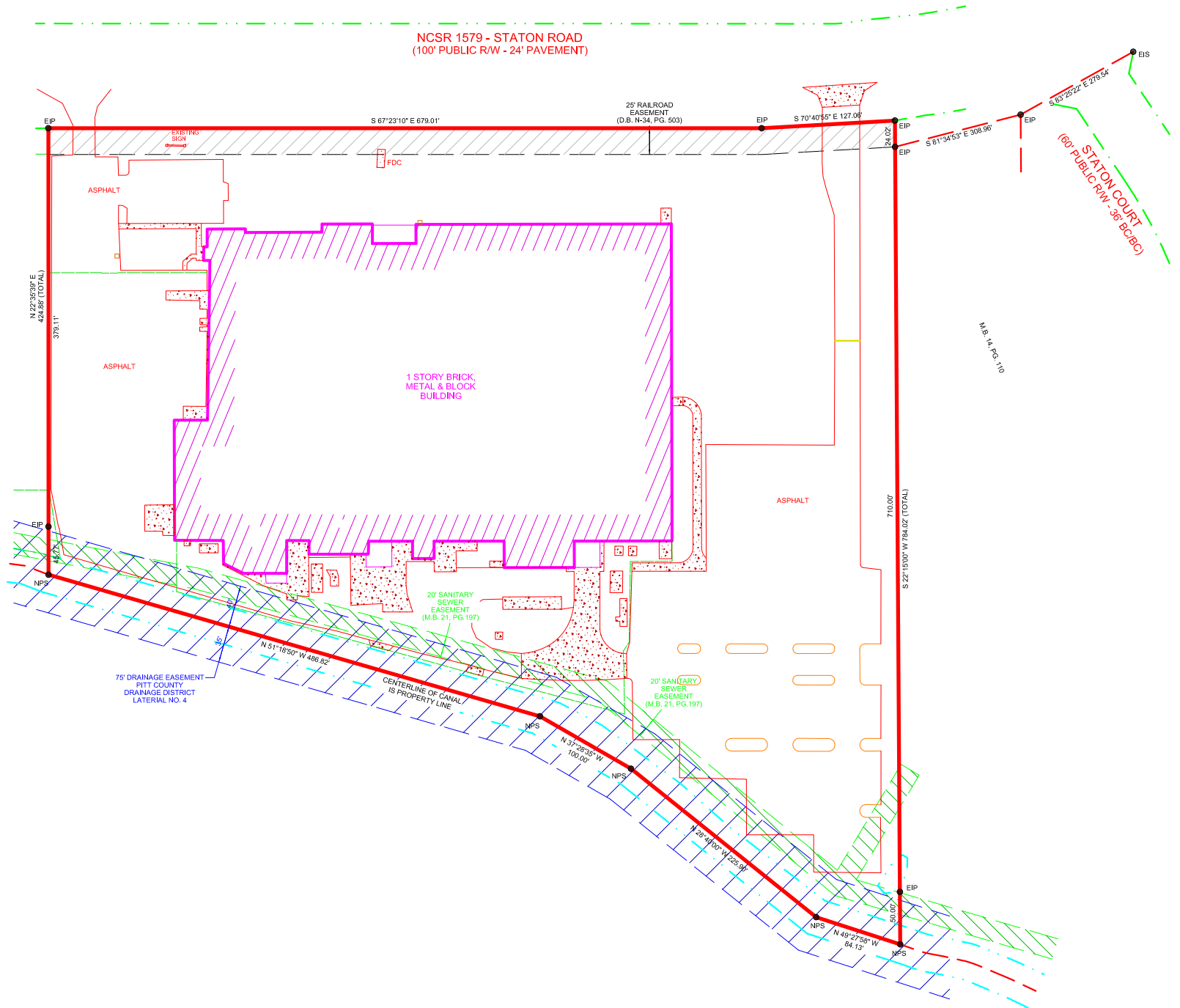
**REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE**

**REGIONAL OPERATIONS:** Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON • Valencia, CA • Vienna, VA • Washington, D.C. • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Haarlem • Lima • London • Madrid • Manila • Mexico City • Mumbai • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

**Worldwide Coverage**  
North America • South America  
Europe • Middle East  
Asia • Australia  
[www.binswanger.com](http://www.binswanger.com)



XX' = CLEAR CEILING HEIGHT

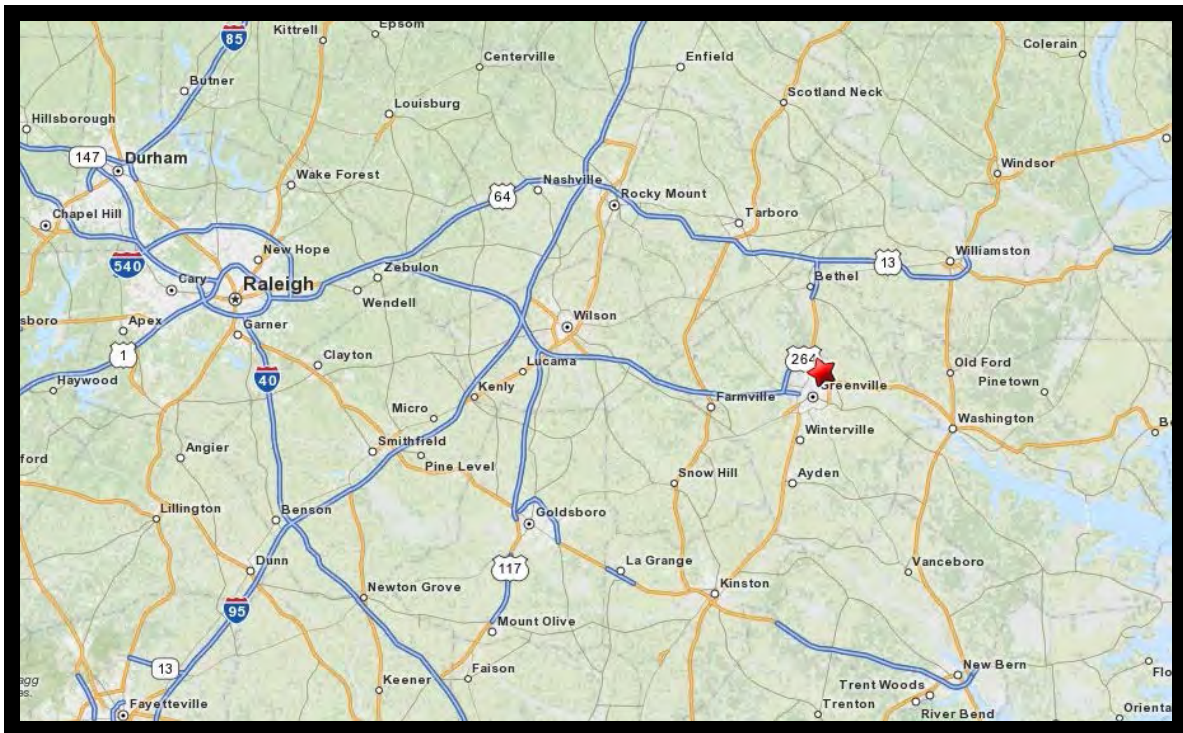












310 Staton Rd  
Greenville, North Carolina