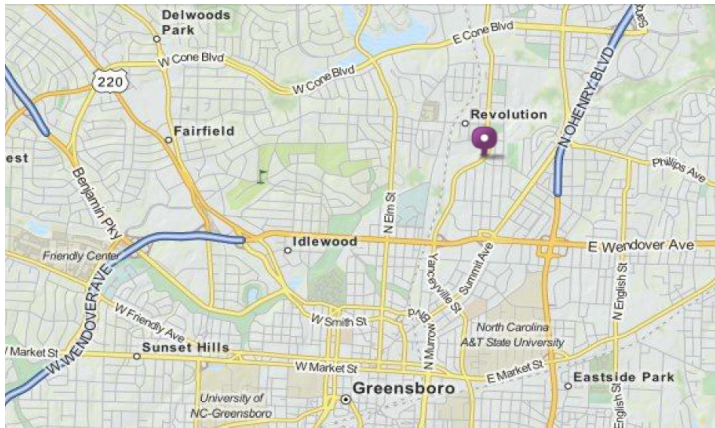


Historic (re)Development Opportunity

Dowell Commercial

Proximity Printworks Mill at 1700 Fairview Street, Greensboro NC



For more information, contact

Sean Dowell: (919) 924-4137; sean@dowellcommercial.com
Ken Born: (703) 980-7754; ken@borncommercial.com

This Property Offers:

Metro Infill Location: This well positioned historic redevelopment opportunity is located north of active downtown Greensboro on the mixed product Yanceyville Street corridor. Property is in close proximity to 1) the Moses Cone Regional Hospital (1,018+ beds), 2) the Wendover Avenue thoroughfare (44,000 average annual daily traffic counts, 2011 DOT accounting) and 3) established, high demographic neighborhoods (Fisher Park, Old Irving Park)

Established and Expanding Amenities: Site is within one mile of retail amenities at State Street as well as abundant office / medical uses. Property is adjacent to a city park, a future city greenway, and public transportation. Site includes land for access to a future intersection on Yanceyville Street (15,000 AADT traffic counts, 2011)

Overview:

Real Estate: Property is one of the few remaining large historic redevelopments in Greensboro, NC third largest city. Available is a subdivided 250,000 SF portion of Proximity Printworks Mill on 16.8 acres. Historical documentation is abundant and available.

Entitled with Historic Tax Credits: Property received National Register designation in 4Q14. Property is entitled with mill credits. This is a 30% state tax credit which can be added to a 20% federal credit on qualified rehab. New Market Tax Credits are also available on the property.

Asking Price: \$1,250,000 (approx. \$5.00 SF). Owner is also interested in joint venture financial partners. Business info is available with a C.A.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

Historic (re)Development Opportunity

Dowell Commercial

Proximity Printworks Mill at 1700 Fairview Street, Greensboro NC



Property Quick Facts

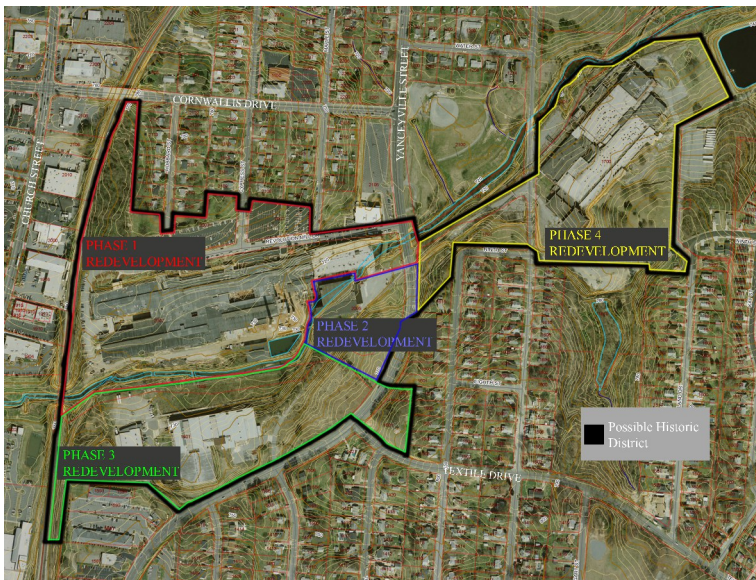
Improvements: Property is a gross 420,000 SF / 375,000 USF on 21.18 acres. Under contract is a subdivided portion of this asset (125,000 SF) on 4.34 total acres. This anticipated development is an 80 unit multi-family project.

Land: Roughly 16.8 acres is available. Gross area includes two Guilford County parcels: 27498 (18.22 acres) and 27497 (2.96 acres)

Current Zoning: Industrial in Greensboro's Planning and Zoning jurisdiction; pending rezoning changes.

Flood Plain: Property has select flood prone areas. Only a small amount of unused basement areas seem to be potentially impacted by flood plain. See the NC Flood Plain map to the left.

Environment Info: A Phase I is available upon request.



Immediate Area Development: See Above

Phase I: Revolution Mills (577,783 SF built 1914; 25.47 acre site). Historical redevelopment project. This site has over 350,000 SF of non-residential uses and is in final development. Announced development plans (2014) include market rate multi-family uses as well as additional Class A office and retail uses. <http://www.revolutionmillgreensboro.com/>.

Phase II: Revolution Millhouse (180,000 SF built 1918; 3.48 acres). This national register property is currently used as a 337 unit self storage project. This use is anticipated to continue into the indefinite future.

Phase III: Olympic Mill (155,000 SF built 1951; 17.26 acres). Non-historic, multi-tenant industrial property. Purchased in 2013 by Revolution Mills ownership for parking uses for Revolution Mills. Site is a serious candidate for a 100,000 SF location for Natty Greenes, an expanding regional craft brewery operation.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.