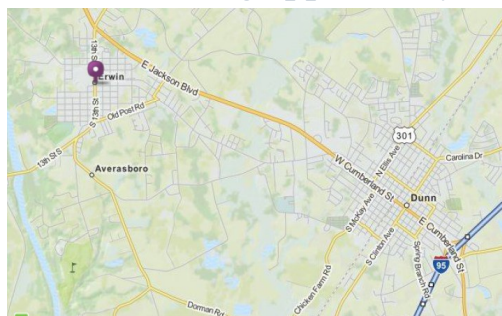
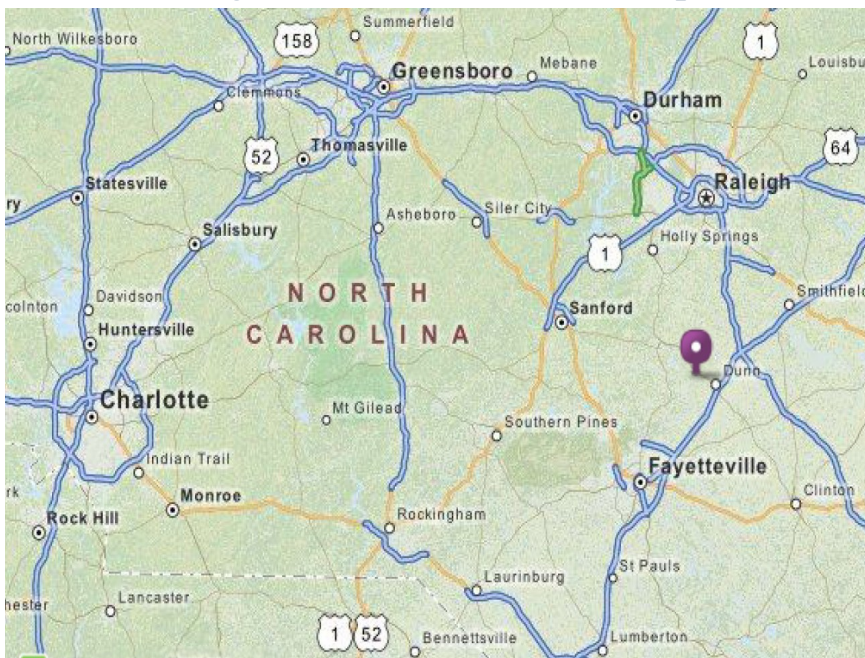


As exclusive agent, Dowell Commercial is pleased to offer the following opportunity.



Distances

- To Fayetteville & Fort Bragg: 26 Miles
- To Raleigh & / Or Cary: 35 Miles
- To Research Triangle Park: 48 Miles
- To Greensboro: 90 Miles
- To Charlotte: 140 Miles
- To Richmond, VA: 190 Miles
- To Charleston, SC: 227 Miles

Erwin Mill Business Center & Mixed Use Complex 200 North 13th Street, Erwin NC 28339

Features:

Excellent Central Market Location: This location can service both the Fayetteville area (largest southeastern MSA in NC with 375,000+ persons) and the Triangle region (MSA with 1.8+ million persons). It is near two (2) interstate highways: I-95 and I-40.

Town Center Site Near Educational Providers: Whether for well trained employees for your business or a robust area for new housing product, this site is well located. This mixed product campus is surrounded by immediate residential uses (28,000 persons in a 5 mile radius), sits adjacent to Erwin's historic downtown, and is walkable to natural area amenities on the Cape Fear River. It is near both Campbell University in Buies Creek (10,000+ students, est 7,000 on or near campus) and the Central Carolina Community College in Lillington.

Senior / Medical Area Concentration: Highway 421 is Harnett County's primary medical corridor and is a solid location for senior related product, services, or housing. This site is on the Highway 421 corridor between two regional medical providers (Central Harnett Hospital in Lillington and Betsy Johnson Memorial Hospital in Dunn). It is also only a short drive north of the larger Cape Fear Valley Hospital in Fayetteville (665 beds).

Product Overview:

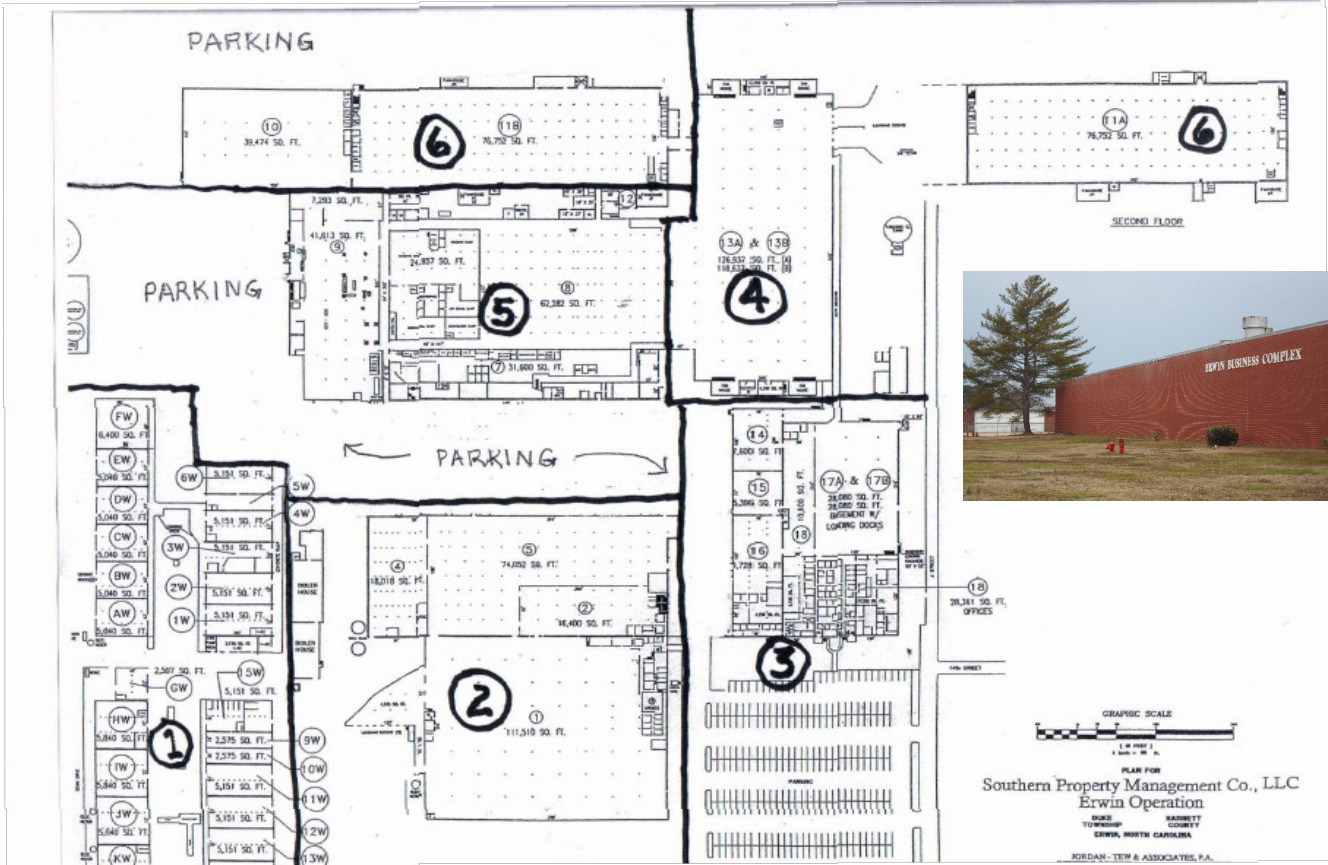
Harnett County Location Near Dunn
Near both the I-95 and I-40 Corridors
Located at I-95 Exit #73 (@ Highway 421)
NC DOT Traffic Counts of 48,000 VPD on I-95
and 6,700- 10,000 VPD Around Complex (2011)
1,080,000+ SF Building Complex Overall
Six (6) Area Mixed Product Site
On a 56 Acre Campus
In a Town Center Location

For more information and inspection, contact:

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



As exclusive agent, Dowell Commercial is pleased to offer the following opportunity.



Area Features:

- One)** 110,000+ SF area composed of four warehouse buildings, subdividable. Excellent town center conversion for retail, office, or residential uses.
- Two)** 200,000 SF of industrial / historic product. Majority of area is warehouse one which is 116,085 SF of industrial space with seven (7) 10' x 12' dock doors, a 23' clear span, and 1985 construction.
- Three)** 113,000 SF office / industrial historic product. Space has 28,000 SF of multi-tenant office area. Warehouse area has two (2) 8' x 10' dock doors with elevator access.
- Four)** 238,000 SF two story industrial building. Space is 23' (120,000 SF) and 12' clear (118,000 SF), has two (2) 8' x 10' dock doors, 1960s construction
- Five)** 167,000 SF central area. Stand alone area if no visibility is needed or excellent addition to areas four or six
- Six)** 190,000 SF historic, two story multi-family conversion opportunity.

Overview:

Product Construction From 1903 to the 1980s
 Formerly the Largest Denim Manufacturing Facility in the World
 Currently used as the multi-tenant Erwin Business Center
 All Areas Have Utilities
 Space is Sprinkled 100% Throughout
 Ceiling heights from 10' to 40'
 Zoned Industrial
On the Market For the First Time As Subdivided Building Areas

For more information and inspection, contact:

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