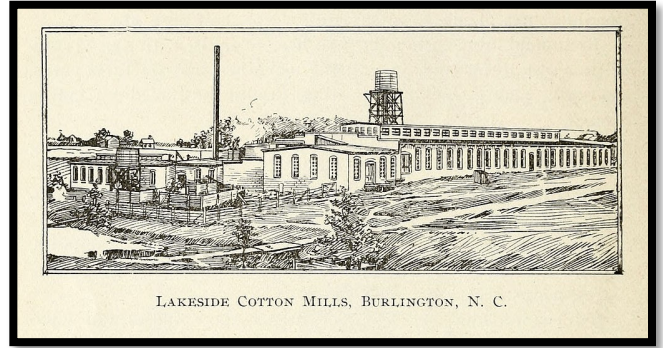


# INDUSTRIAL/HISTORIC REDEVELOPMENT

423 LAKESIDE AVE. BURLINGTON NC 27217

**DOWELL**  
**COMMERCIAL**

Built in the late 1890's, Lakeside Mill was instrumental to Burlington's rise as a textile industrial center. In operation until 2012, this textile plant had been under the same family ownership for generations. Today it is looking for its next useful life.



Source: Historic Postcard

## Property Specifications:

- Alamance County Parcel ID's: 135765 & 135769.
- Acreage: 6.47 acres. 135765 (0.157 acres) & 135769 (6.32 acres).
- Current Zoning: Industrial 2
- Building SF: Approx. 25,000 SF.
- Construction: 1893.
- Type: Post and beam wood construction, brick exterior.
- Floor Plan: Primarily manufacturing space with 250 SF of office area. Floor plan broken into two non-contiguous areas. See page three for details.
- Roof: Portions of the roof are built up composition roof new in 2008. Monitor roof is older and in need of some repair.
- Clear Height: Varies due to monitor roof (21'). Typical is between 12' - 14' clear.
- Dock Doors: Three (3) in total. Primary floor area: 6' x 7' and 6.5' x 6.5'. Back area: 7' x 7'.
- Floors: A mix of both wood and concrete areas.
- Boilers: Two. Professionally taken offline in 2012.
- Heat: Spot electric and gas units.
- Air: HVAC (2 ton) in office areas. Non temperature regulated, air circulation system in primary manufacturing area.
- Fire Suppression: Fully sprinkled, wet.
- Access: Two separate parking and entry areas.
- Security: Perimeter fenced property with a camera security system.

## This Property Offers:

- A Functional, Unique Burlington Property:** Located **outside of downtown Burlington**, this **historic mill is advantageous for a small to midsize business** looking for a central Alamance County location. The building itself is versatile with numerous points of access to varied production and storage areas. The land site itself is secured, which could allow for **abundant truck parking and/or outside storage**. If not used for manufacturing purposes, the asset has **great bones** for redevelopment. These include **hardwood floors, large windows, and a monitor roof** (which would allow abundant natural light). This could be a **potential multi-family conversion**.
- A Value Driven Deal:** Property is on the **National Register of Historic Places** and has a **Mill Credit Letter**. It qualifies for 20% federal and 40% state tax credits. Additionally this property could receive **New Market tax credits (2015)** and **Local Landmark historic status** (50% reduction on taxes), if desired. Use of any of these incentive programs can significantly reduce any construction and development costs. Overall this property is **"a historic deal."**

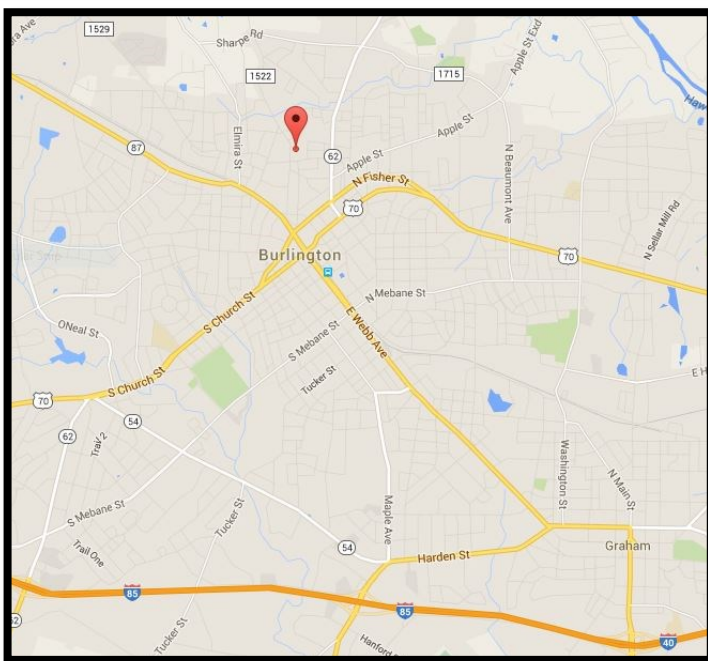
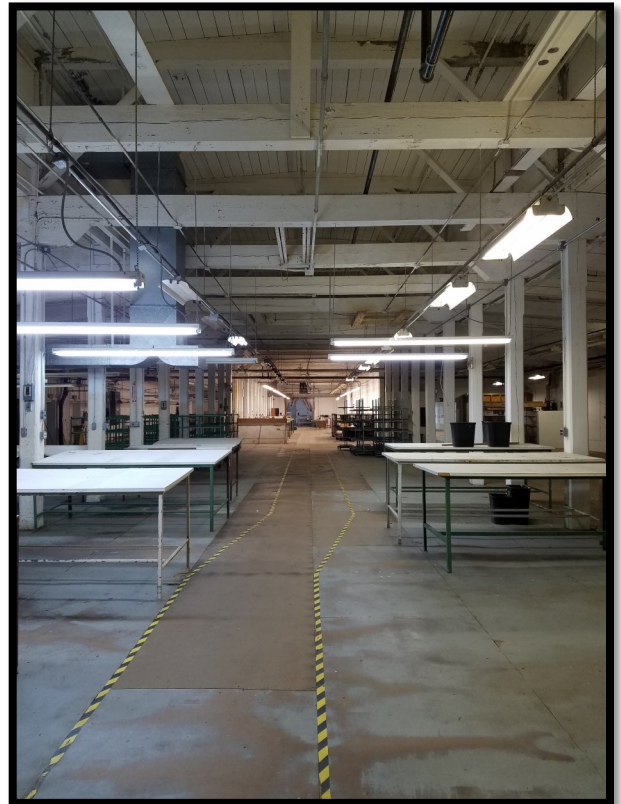
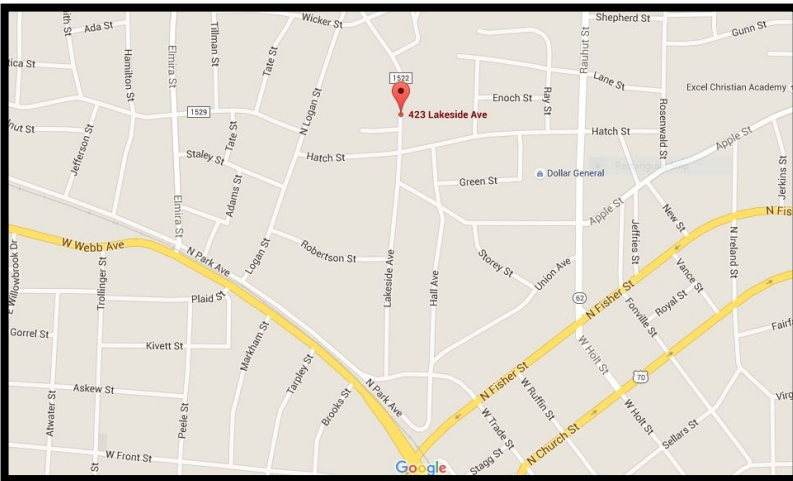
## Property Contacts:

Sean Dowell  
C.E.O./Principal  
Office: 336.378.5065  
Direct: 366.378.5067  
Sean@DowellCommercial.com

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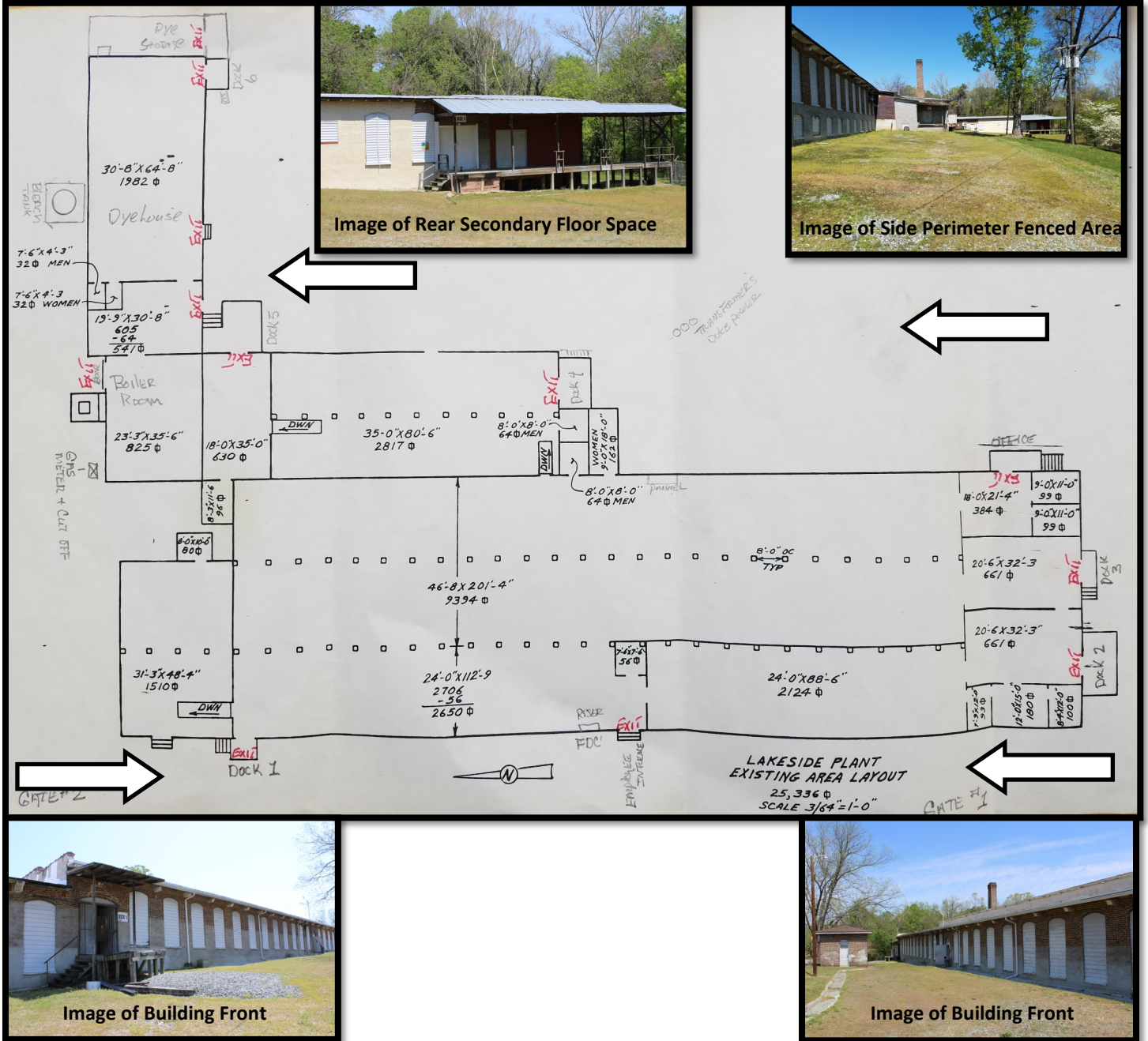
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Floor plan provided by owner



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