



5285 National Service Road - High Point, NC



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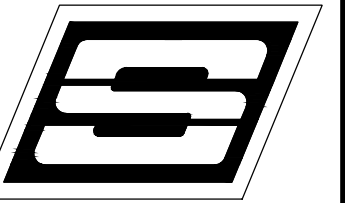
For Sale/For Lease

Warehouse Distribution Facility

- +/- 71,239 SF (3600 SF Office)
- 24 Ft Clear Ceiling Height
- T-5 Lighting in Warehouse
- 40 x 42 Column Spacing
- 10 - Dock Doors with Levelers
- 1 - Drive in Door
- Exterior Utility brick Wall construction with Insulation provides an R-15 insulated value
- ESFR Sprinkler System
- 600 AMPS - 120/208 -3 Phase Electrical
- Great Access to I-40 in the Airport Sub-Market

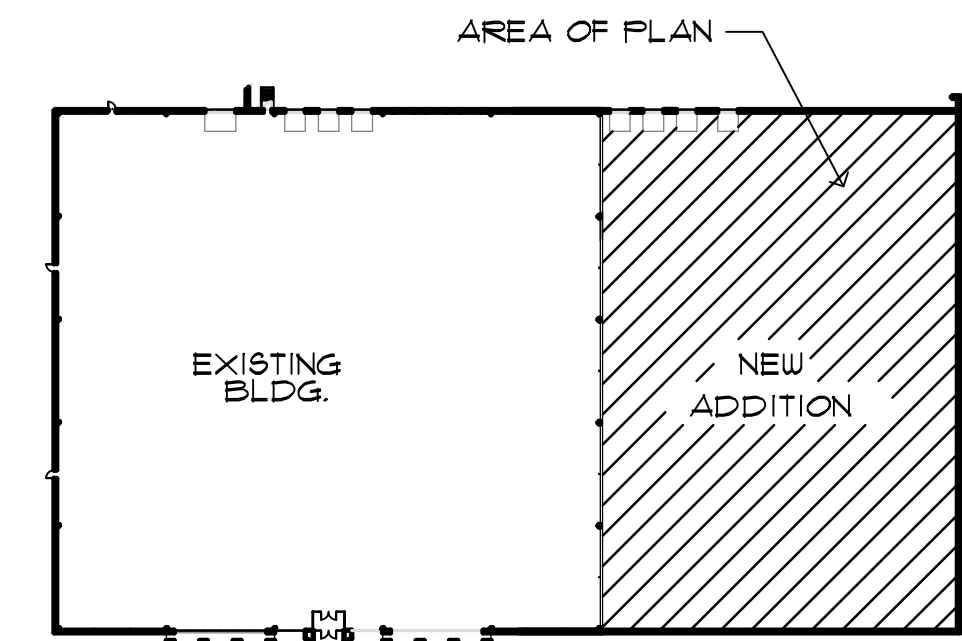


All information is deemed accurate and reliable. However, all information is subject to

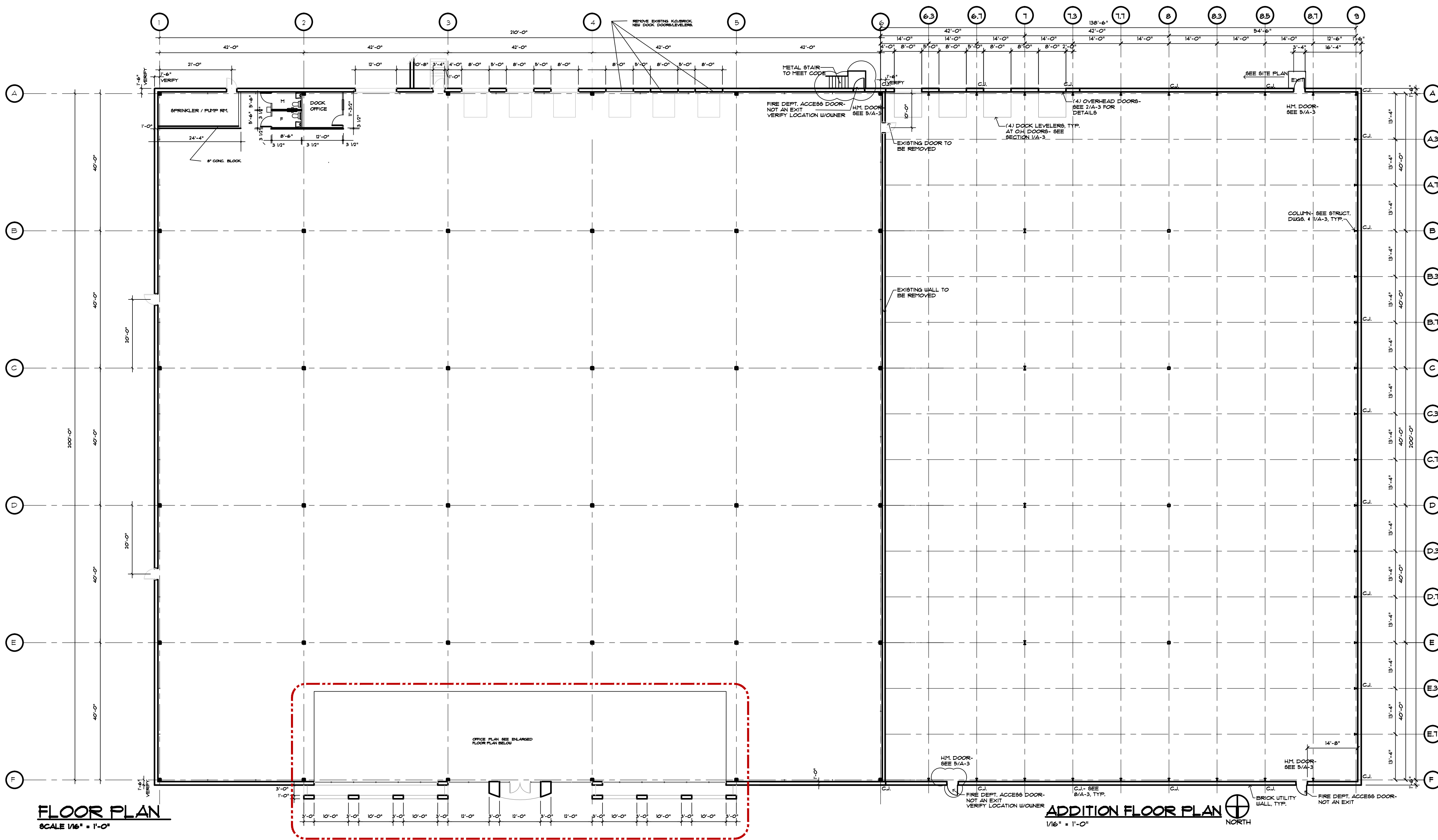


SAMET CORPORATION

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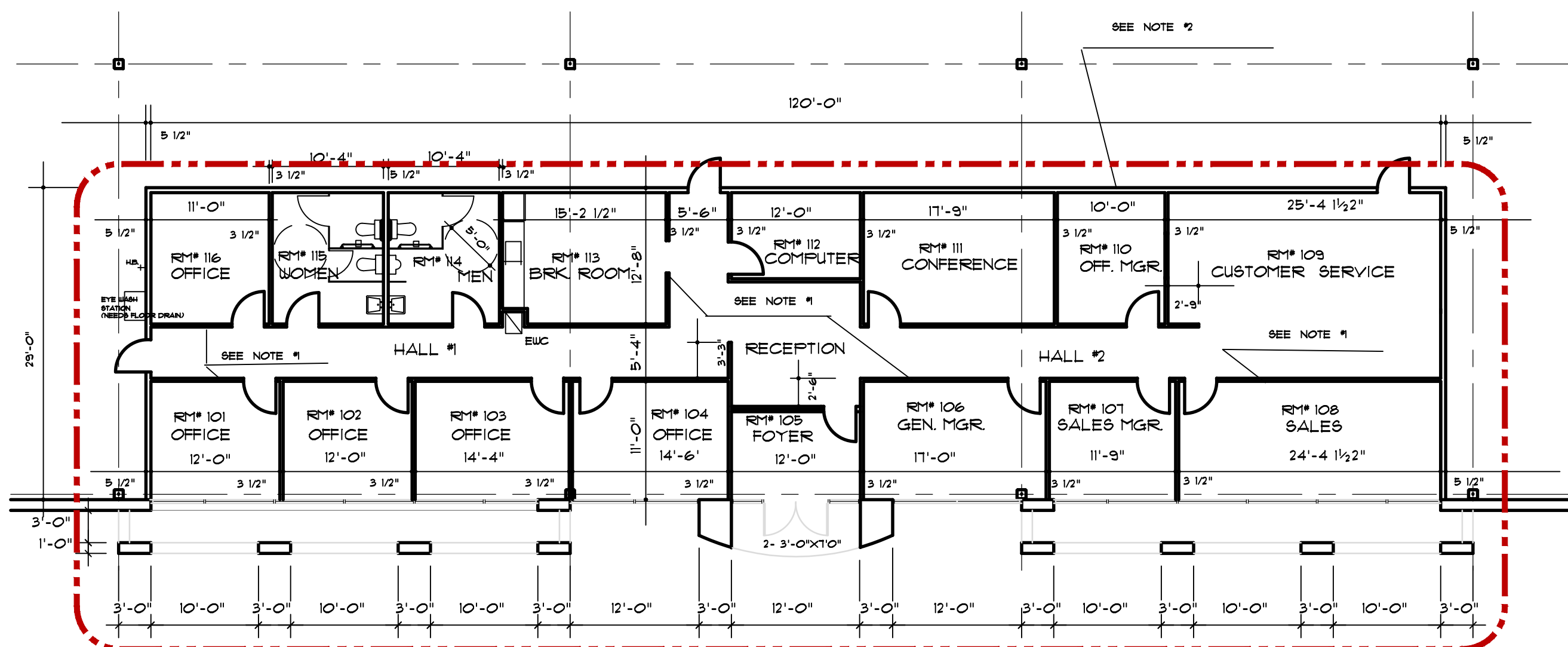
KEY PLAN
N.T.S.



FLOOR PLAN
SCALE 1/16" = 1'-0"

ADDITION FLOOR PLAN
1/16" = 1'-0"

- NOTES :**
- 1) 3/8" METAL STUDS AT 16" O.C. WITH 5/8" GYP. BOARD BOTH SIDES. 9'-0" CEILING HT.
 - 2) 3/8" METAL STUDS AT 16" O.C. FUR TO UNDERSIDE OF DECK. 5/8" GYP. BOARD 3'-0" TO OFFICE SIDE - FLR TO DECK W/HOUSE SIDE.
 - 3) ALL DOORS 3'-0"x7'-0" UNLESS OTHERWISE NOTED.
 - 4) INSULATION TO WALLS AROUND RESTROOMS. 3" BATT INSULATION IN WALLS - PLACE INSULATION 2'-0" EACH SIDE OF INSULATED WALL IN CEILING SPACE.
 - 5) RESTROOMS:
OFFICE 3800 SF (APPROX) @ 75% 16" (2 W.C. 1 LAV.)
WH/WHOUSE - ASSUME LARGEST SHIFT 58'x51' @ 10 PERSONS.
8" (1 W.C. 1 URINAL, 1 LAV.)
8" (1 W.C. LAV.)
8" (1 W.C. LAV.)



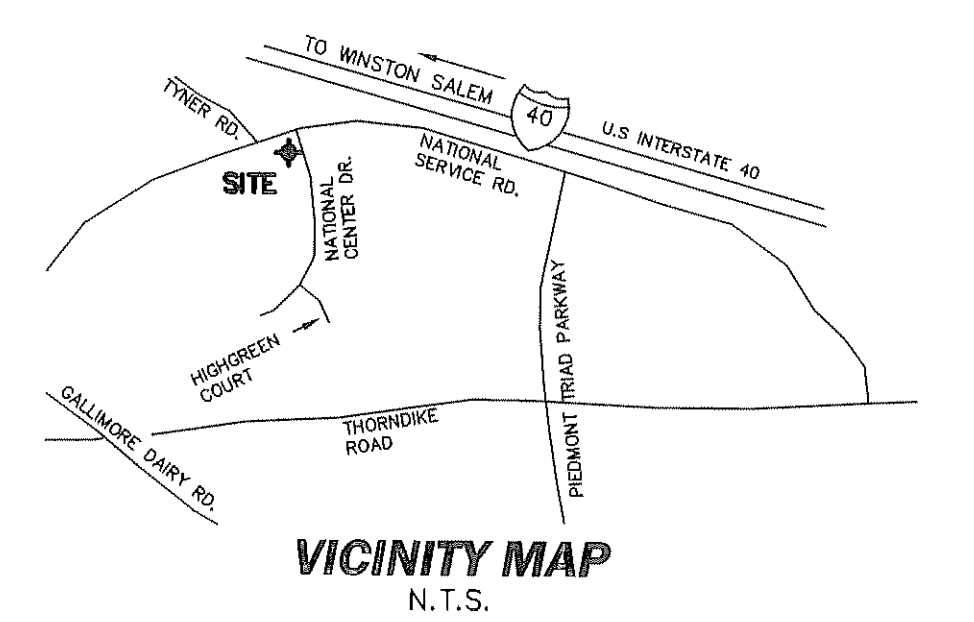
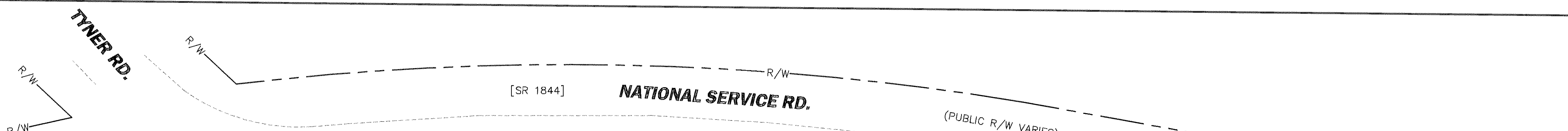
FLOOR PLAN
SCALE 3/16" = 1'-0"

ADDITION

PRELIMINARY SKETCH PLAN
BUNZL

REVISIONS	BY

DRAWN BY: CB
CHECKED BY: CL
DATE: JUNE 26, 2013
SCALE: 1/16" = 1'
JOB NUMBER: 09-098
SHEET NUMBER:



SURVEY LEGEND OF STANDARD SYMBOLS

- LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIRE HYDRANT
- ⊕ FIRE DEPT. CONNECTION
- ⊕ DROP INLET W/ GRATE
- ⊕ CONCRETE YARD DRAIN
- ⊕ CONCRETE CATCH BASIN
- ⊕ METAL CATCH BASIN
- ⊕ DRAINAGE MANHOLE
- ⊕ SANITARY CLEANOUT
- ⊕ SIGN
- STORM WATER LINE
- BURIED ELECTRICAL CABLE
- BURIED TELEPHONE CABLE
- WATER LINE
- WOOD LINE
- IRON PIPE FOUND
- IRON REBAR FOUND
- NOW OF FORMERLY
- RIGHT-OF-WAY
- TOP OF CURB
- TEMP. BENCH MARK

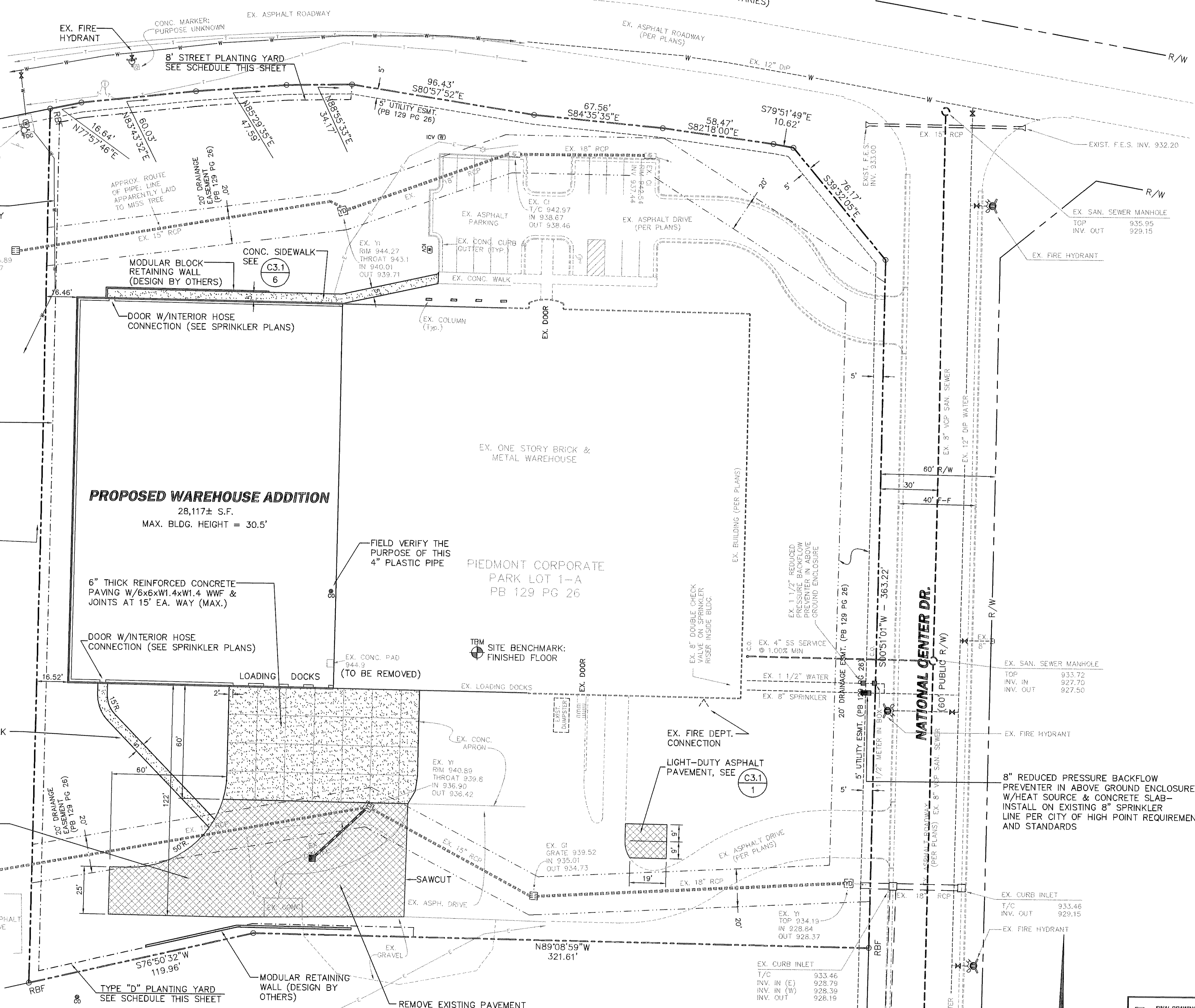
NOTES:
 ANY UNDERGROUND LINES ARE BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO THE LOCATION OF NON-VISIBLE STRUCTURES. IF THE UNDERGROUND LOCATION IS CRITICAL, THE LINE SHOULD BE EXPOSED AND VERIFIED. THIS SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURES.
 THERE MAY BE UTILITY LINES ON THIS SITE THAT ARE NOT SHOWN.

SURVEY NOTES:
 THIS SURVEYOR DID NOT PERFORM A BOUNDARY SURVEY IN CONJUNCTION WITH THE PRESENT MAPPING. ALL BOUNDARY INFORMATION IS SHOWN PER PB 129 PG 26, ORIENTED TO MONUMENTATION RECOVERED, AS SHOWN.
 THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
 SITE BENCHMARKS WERE ESTABLISHED WITH REFERENCE TO A SURVEY BY THIS FIRM OF PIEDMONT CORPORATE PARK, LOT 2-B, DATED 21 JUNE, 2007 (REV. 8/29/07) [JOB H:\PCPL02B]. THE VERTICAL DATUM IS 2.68' HIGHER THAN NGVD 1929. (TO DETERMINE THE NGVD 1929 ELEVATION OF ANY POINT ON THIS SURVEY, SUBTRACT 2.68 FEET.)
 ANY UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER SURFACE EVIDENCE AND UTILITY MARKINGS (BY OTHERS) ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE UTILITIES OR OTHER IMPROVEMENTS AT THIS SITE.

PLANTING YARD DATA:

YARD TYPE	MIN. WIDTH (FT.)	MIN. AVG. WIDTH (FT.)	MAX. WIDTH (FT.)	CANOPY TREE RATE	UNDERSTORY TREE RATE	SHRUB RATE
STREET YARD	8	8	25	2/100 LF	NA	17/100 LF
TYPE D YARD	5	5	10	2/100 LF	2/100 LF	18/100 LF
PARKING LOT	NA	NA	NA	1/12 PARKING SPACES	NA	NA
TYPE A YARD	40	50	75	4/100 LF	10/100 LF	33/100 LF

CANOPY TREE SIZE: CANOPY TREES MUST BE A MINIMUM OF EIGHT (8) FEET HIGH AND TWO (2) INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GRADE, WHEN PLANTED. WHEN MATURE, A CANOPY TREE SHOULD BE AT LEAST FORTY (40) FEET HIGH AND HAVE A MINIMUM CROWN WIDTH OF THIRTY (30) FEET.
UNDERSTORY TREE SIZE: UNDERSTORY TREES MUST BE A MINIMUM OF FOUR (4) FEET HIGH AND ONE (1) INCH IN CALIPER, MEASURED SIX (6) INCHES ABOVE GRADE, WHEN PLANTED.
SHRUB SIZE: ALL APPROVED SHRUBS SHALL BE INSTALLED AT A MINIMUM SIZE OF EIGHTEEN (18) INCHES, SPREAD OR HEIGHT, AND REACH A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES AND A MINIMUM SPREAD OF THIRTY (30) INCHES WITHIN THREE (3) YEARS OF PLANTING.



TECHNICAL REVIEW COMMITTEE ENDORSEMENT BLOCK FOR SITE PLANS
 Approved by the Technical Review Committee for 18 months (Rev. # _____) subject to the approval of any required street and utility plans and profiles, approval of a separate land-disturbing permit and/or erosion control plan.

Director of Planning and Development _____ Date _____

OWNER'S/DEVELOPER'S CERTIFICATE OF COMPLIANCE
 I, _____, accept this submission as my plan of development and agree to install all required improvements and comply with the conditions of approval.

Owner/Developer _____

SITE DATA:

TOTAL SITE AREA:	4.366 ACRES
ZONING:	CU-LI
TAX MAP#:	18-00-0484-0-0001-040
PLAT BOOK/PAGE:	129/26
USE:	OFFICE/WAREHOUSE (LUC=3)
SETBACKS:	OFF NATIONAL CENTER DR: 70' OFF NATIONAL SERVICE RD: 70' SIDE/REAR: 0/5'

PARKING DATA:

PARKING REQUIREMENTS:
OFFICE: 1 SPACE/250 GROSS S.F.
 3,593 S.F./250 = 14 SPACES REQUIRED
WAREHOUSE: 2/3 EMPLOYEES ON LARGEST SHIFT
 10 EMPLOYEES x .67 = 7 SPACES REQUIRED

TOTAL PARKING REQUIRED:	21 SPACES
TOTAL PARKING PROVIDED:	21 SPACES (INCL 1 H/C)

- NOTES:**
- THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY SACKS SURVEYING AND MAPPING AND FROM PREVIOUSLY APPROVED SITE PLANS PREPARED BY CIVILDESIGNS, P.A. TITLED "NATIONAL CENTER ONE SPEC BUILDING", PROJECT NO. 96500. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
 - THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. DISTANCE TO NEAREST FLOODWAY IS OVER 2000' PER COMMUNITY PANEL NO. 37011 0095 C.
 - SOIL TYPES PER GUILFORD COUNTY SOIL SURVEY:
 vob- VANCE SANDY LOAM, 2 TO 6 PERCENT SLOPES
 AVERAGE SITE SLOPE: 4-5 PERCENT
 - ALL ON-SITE UTILITIES SHALL BE CONSTRUCTED TO CITY OF HIGH POINT STANDARDS. HOWEVER, ALL UTILITIES NOT LOCATED WITHIN A PUBLIC EASEMENT OR PUBLIC RIGHT-OF-WAY SHALL BE PRIVATE WITH MAINTENANCE OF THE WATER, SANITARY SEWER AND STORM DRAINAGE SYSTEMS PROVIDED BY THE PROPERTY OWNER.
 - THE PROPOSED BUILDING EXPANSION SHALL CONNECT TO THE EXISTING DOMESTIC WATER, SANITARY SEWER AND SPRINKLER SYSTEMS. SEE PLUMBING PLANS FOR BUILDING SERVICES.
 - DIMENSIONS ARE TO PROPERTY LINE, FACE OF CURB, CENTERLINE OF STRIPE, EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

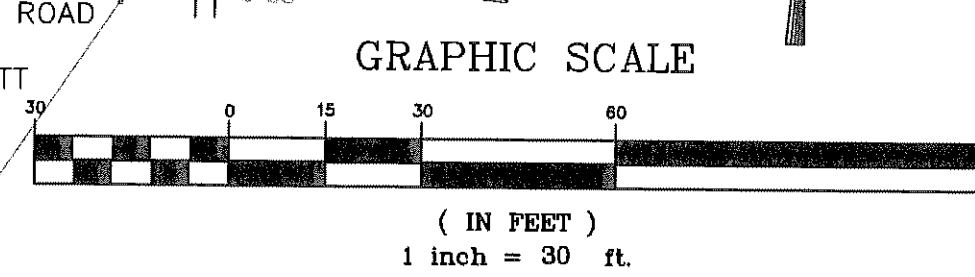
SAMET CORPORATION
 General Contractor • Real Estate Services

PROPERTY OWNER:

NORMAN G. SAMET
 P.O. BOX 8050
 GREENSBORO, NC. 27419
 (336) 544-2600

DEVELOPER:

BUNZL DISTRIBUTION USA, INC.
 5285 NATIONAL SERVICE ROAD
 COLFAX, NC. 27235
 CONTACT: BRIAN BARRETT
 (336) 665-8157



CivilDesigns, P.A.
 Consulting Civil and Environmental Engineering
 3817-C Lawndale Drive
 Greensboro, NC 27455
 Phone: (336) 282-5542
 Fax: (336) 282-5592

A PROPOSED BUILDING ADDITION FOR
BUNZL DISTRIBUTION USA, INC.
 5285 NATIONAL SERVICE ROAD
 HIGH POINT TOWNSHIP, GUILFORD COUNTY, HIGH POINT, NORTH CAROLINA

Designed By: K. BRODERICK Drawn By: D. RUSSELL Checked By: K. BRODERICK
 Scale: SHOWN Date: 4/30/08 Project # 08270
 Sheet No. _____

SEAL
 K. BRODERICK
 ENGINEER
 12283
 4-23-08

Revision	City of High Point Comments	Description	DR	By	Date
			5/22/08		

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