

# 1551 HIGHWAY 9 BYPASS

LANCASTER, SC 29720

**BRING OFFERS**



**±349,000 SF AVAILABLE**  
**20,000 SF OFFICE SPACE**

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# PROPERTY HIGHLIGHTS

**BUILDING SIZE** ±349,000 SF

**SPACE AVAILABLE** ±349,000 SF

**OFFICE AREA** 20,000 SF

**ELECTRICAL** Heavy Power

**HVAC** Fully conditioned

**COLUMNS** 25'x50' (most areas)

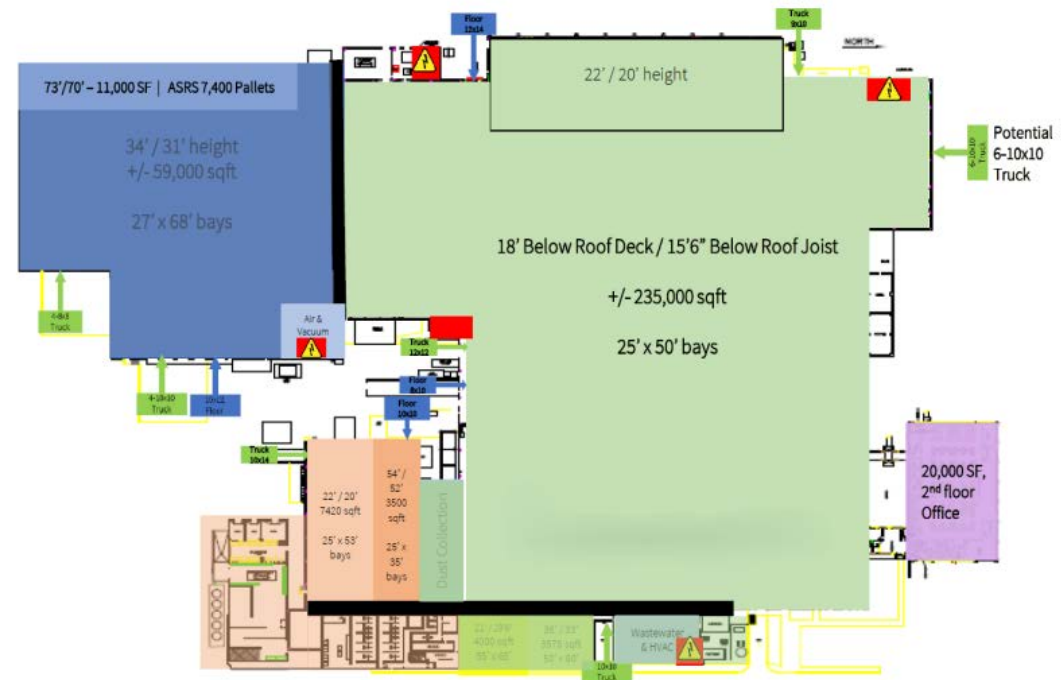
**DOCKS** 8 (shipping area);  
3-4 (other areas)

**FIRE SUPPRESSION** Wet

**DRIVE-IN** 1

**SITE FEATURES** Wastewater treatment onsite  
Connected to municipal water.  
Duke Energy Service provided.

**WAREHOUSE FEATURES** Cabinet production equip and  
paint booth (add cost). New  
modern dust collection system  
throughout plant. Compressed  
Air provided by two Sullair  
compressors.



# PROPERTY HIGHLIGHTS



**OFFICE**  
Less than 20 years



**FITNESS CENTER**  
With equipment



**ELEVATOR**  
Yes



**KITCHEN**  
Full Kitchen



**CONFERENCE ROOM**  
Large



**IT ROOM**  
Large IT  
Server Room



**LOCKER/  
SHOWERS**  
M/F Rooms

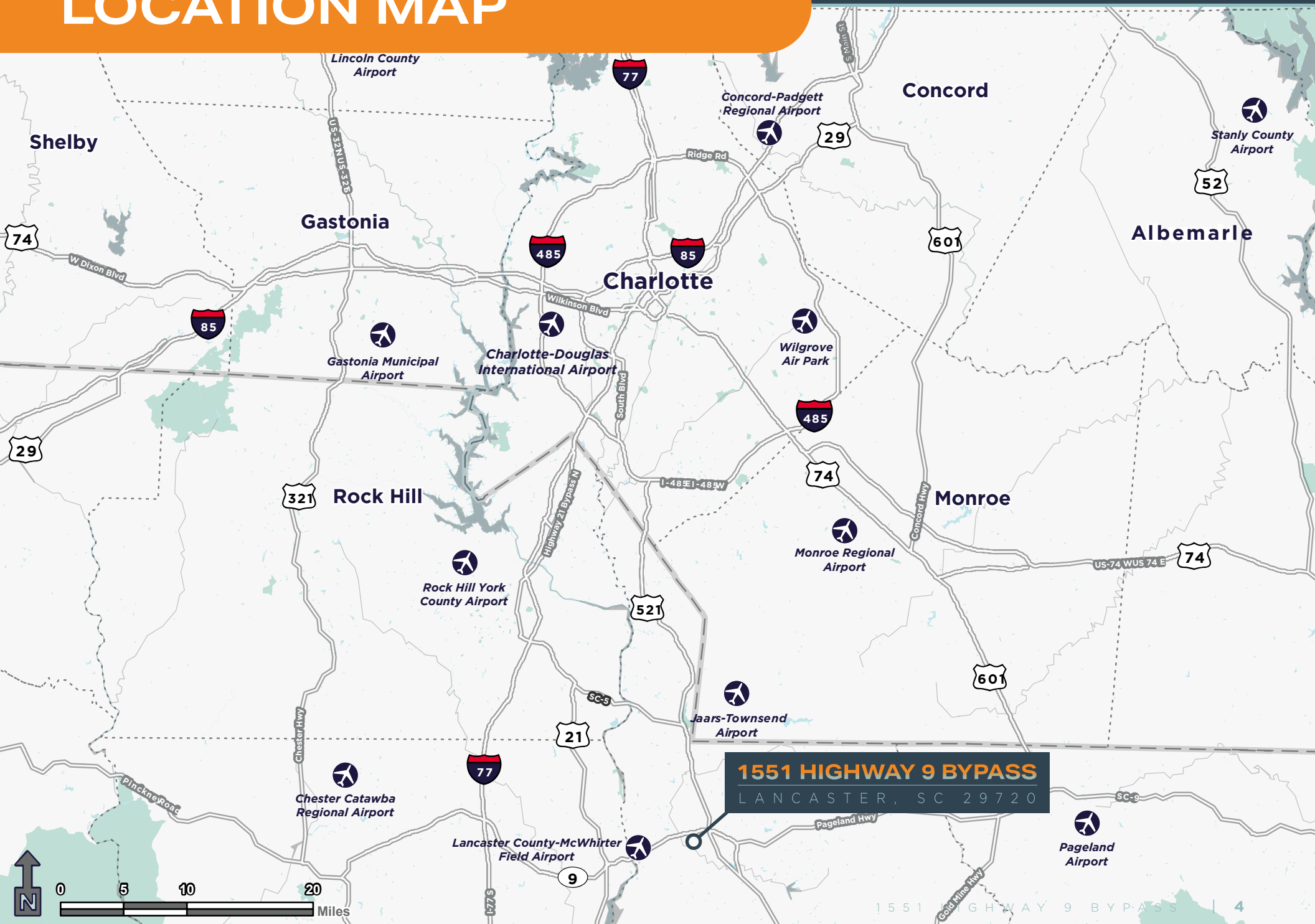


**RESTROOMS**  
Multiple



- 100% climate controlled, with new HVAC installed in 2017
- Original building built in 1976 with expansions through 1998
- 16' under beam in production area
- 31' under beam in multiple warehouse areas
- ±50' racking and robotic pic equipment in place capable of 7400 standard size pallet storage
- Chillers and Boilers to remain in place
- Shipping area offers 8 Docks with levelers, bumpers, seals and dock locks and 1 DI door
- 3-4 Docks total in other locations

# LOCATION MAP



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FOR MORE INFORMATION, PLEASE CONTACT:

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