

# 1551 HIGHWAY 9 BYPASS

+/- 349,000 SF AVAILABLE (20,000 SF OFFICE SPACE)

LANCASTER, SC 29720



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## PROPERTY HIGHLIGHTS

### 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 FEATURES

<b>Building Size:</b>	+/- 349,000 SF	<b>Electrical</b>	4000 amp 480v 3 phase
<b>Space Available:</b>	+/- 349,000 SF	<b>HVAC:</b>	Fully conditioned
<b>Columns:</b>	25'x50' (most areas)	<b>Docks</b>	8 (shipping area); 3-4 (other areas)
<b>Fire Suppression:</b>	Wet	<b>Drive-In</b>	1

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## PROPERTY HIGHLIGHTS

### Features

- Office built in past 20 years
- Full kitchen with walk in freezer and cooking hood
- Large IT server room with dual fiber running into room
- Men's and Women's locker and shower rooms
- Multiple restrooms on each floor
- Fitness center with equipment
- Elevator
- Large conference room
- Perimeter offices with interior bullpen and plenty of natural lighting

### PROPERTY FEATURES

<b>Office:</b>	Less than 20 years	<b>Fitness Center:</b>	Yes, w/equip
<b>Office Area:</b>	20,000 SF	<b>Elevator</b>	Yes
<b>Kitchen:</b>	Full Kitchen	<b>Conference Room:</b>	Yes-Large
<b>IT Room</b>	Large IT Server Room	<b>Natural Lighting:</b>	Yes
<b>Locker/Showers:</b>	Yes, M/F Rooms	<b>Restrooms:</b>	Multiple

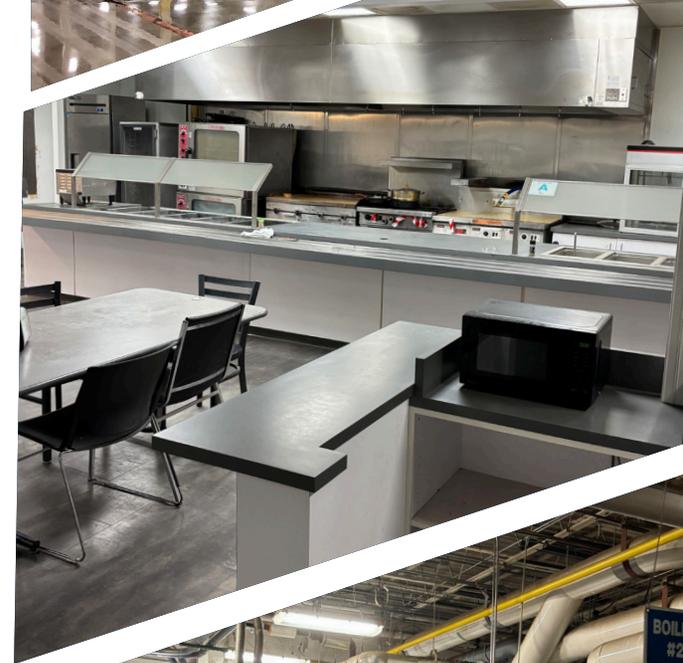


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## PROPERTY DETAILS

- 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





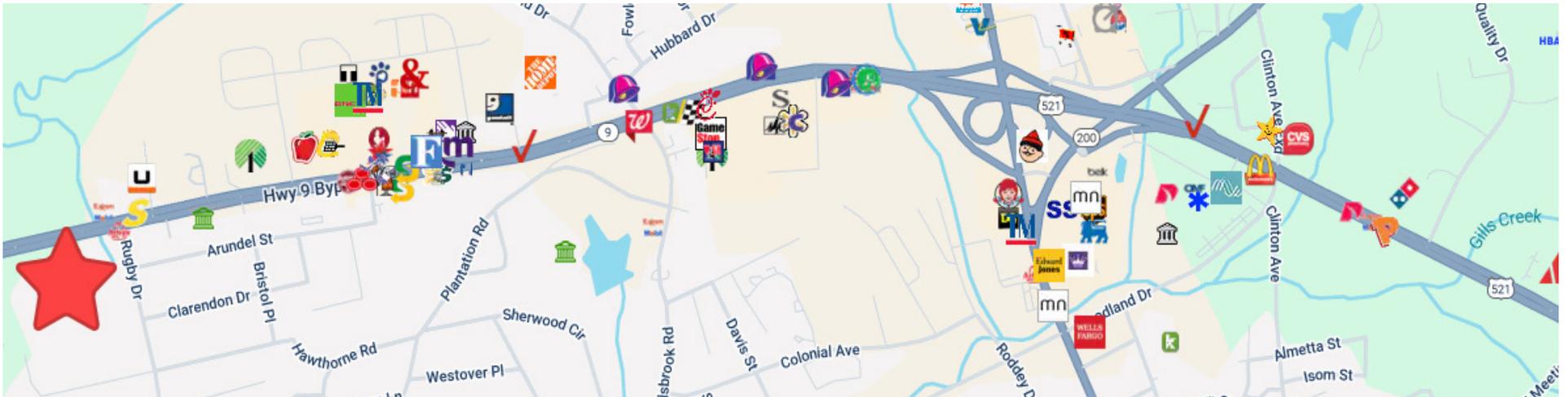


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## AMENITIES MAP

Lancaster, SC offers a small town feel while close in proximity to all the amenities of the greater Charlotte metro area. It has steadily grown in amenities that support residents and business alike, with shopping and retail, restaurants and cafes, education/training, healthcare, parks/recreation and arts & culture.



**SHOPPING/RETAIL**



**EDUC/TRAINING**



**PARKS & REC**



**RESTAURANTS**



**HEALTHCARE**



**ARTS & CULTURE**

NEIGHBORS INCLUDE: MAKROchem, CHIEF INDUSTRIES, COOLEY GROUP, NUTRAMAX LABS, CENTRAL WIRE INC, NIBROL, FAB FOURS, INDUSTRIAL MANUFACTURING SERVICE, SUPREME CORES OF THE CAROLINAS



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