

# 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

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

### PROPERTY FEATURES

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





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## PROPERTY DETAILS

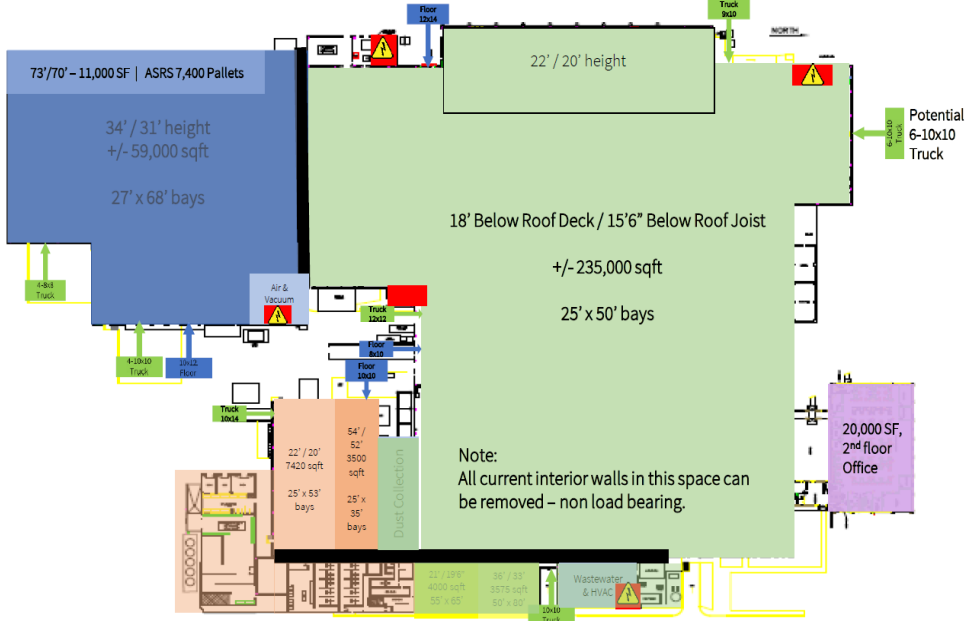
- 100% climate controlled, with new HVAC installed in 2017
- Original building built in 1976 with expansions through 1998
- 16' under beam in production area
- 31' under beam in multiple warehouse areas
- +/-50' racking and robotic pic equipment in place capable of 7400 standard size pallet storage
- 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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## FLOOR PLAN



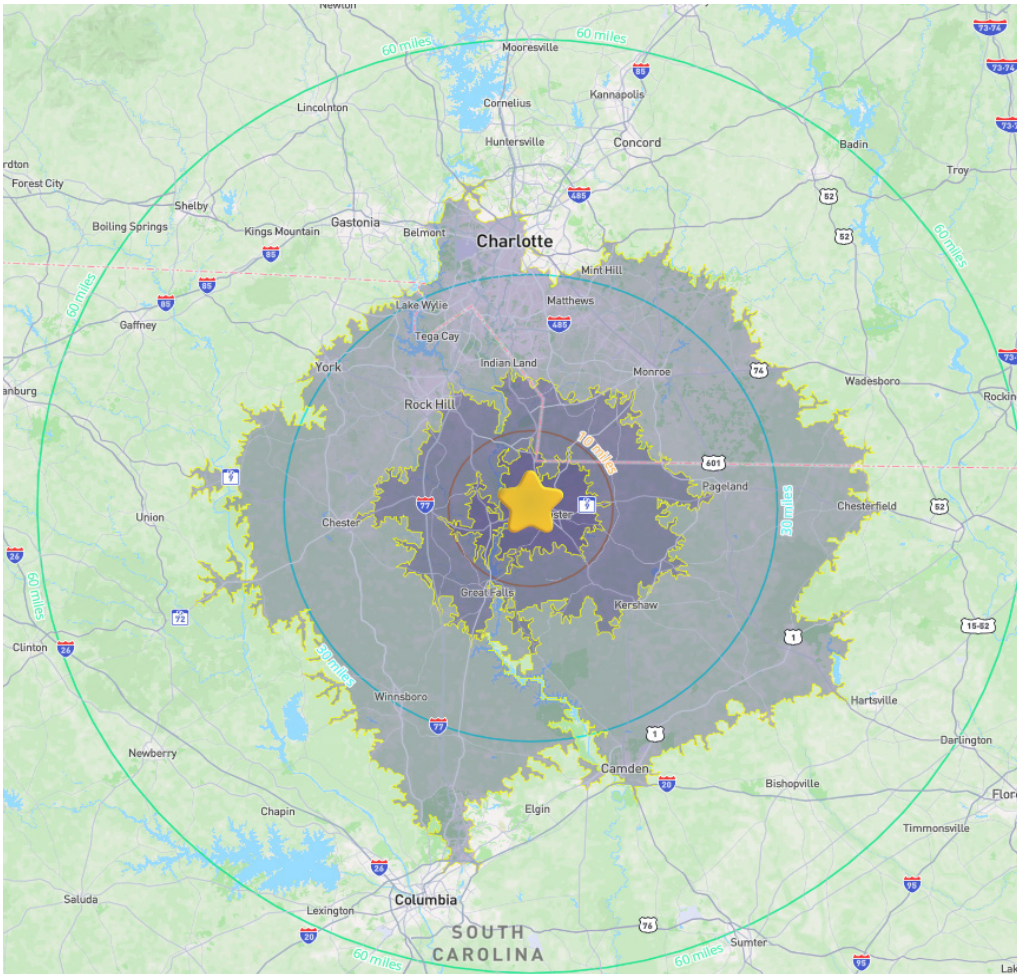


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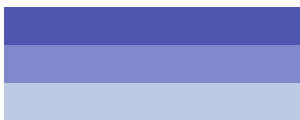
## Lancaster, SC

### DRIVE TIMES

LANCASTER, SC IS CENTRALLY LOCATED IN THE CHARLOTTE METROPOLITAN AREA.

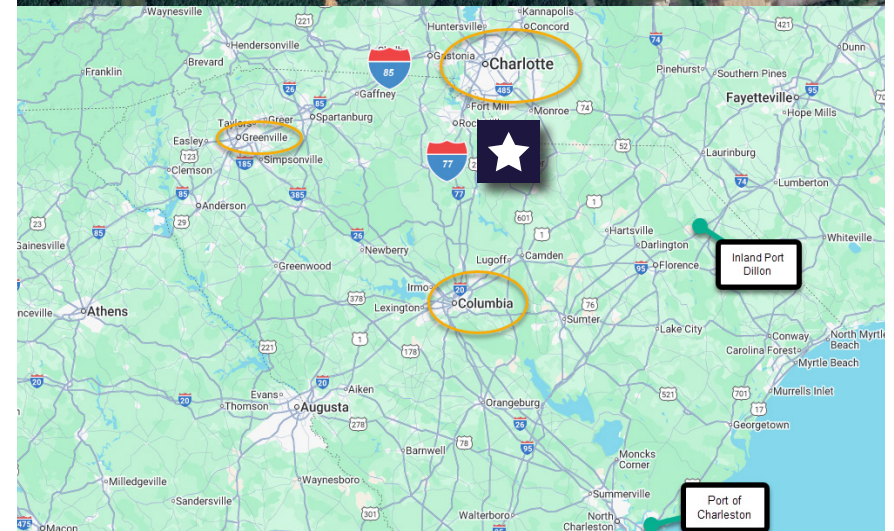


15 Min  
30 Min  
60 Min



### SITE

PROPERTY IS LOCATED DIRECTLY OFF OF HIGHWAY 9 BYPASS



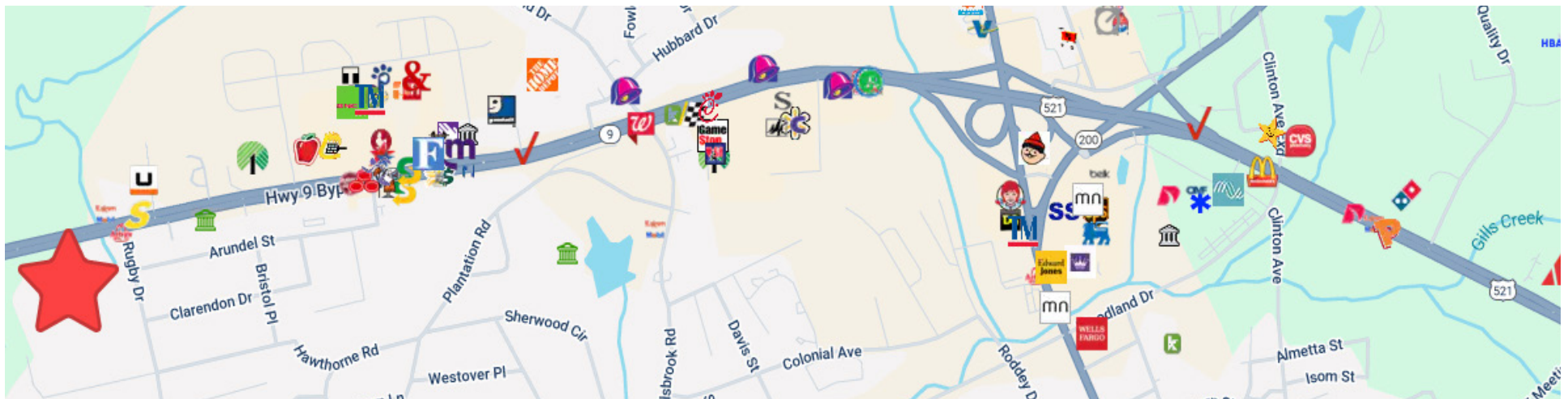


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## Lancaster, SC

### 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



**FOR MORE INFORMATION, CONTACT:**

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