

MANUFACTURING FACILITY



± 60,000 SF with ± 3,750 SF Corporate Office

For more information, contact:

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BUILDING SPECS

Office Area

- ±3,750 SF corporate office
- ±5,500 SF shop offices, restrooms, canteen
- 2 Floors (2nd floor unfinished)
- Elevator shaft

Specifications

Total Size	± 60,000 SF
Available SF	± 60,000 SF
Floors	2 (2 nd floor unfinished)
Sales Price	\$4,250,000
Parking	106 (1.75/1,000 SF)
Year Built	1994
Location	Fountain Inn, SC

Demographics

	5 Mile	10 Miles	30 Miles
Population	28,792	129,696	1,080,459
No. of Households	10,420	47,146	149,363
Avg. HH Income	\$74,665	\$86,212	\$72,719

Production Area

- 33' to 36' clear height under bar joist
- Column spacing 265' wide x 215' deep
 - Loading bay 25' x 60'
 - Interior bay 25' x 50'
 - Crane bay 25' x 70'
 - Office bay 25' x 35'
- 44 metric ton bridge crane
- 6' concrete floors for injection molding presses (4 areas)
- 6" floors on balance of building
- 17 air conditioning units, 100% HVAC
 - 1 for office area
 - 1 for break room
 - 15 for production warehouse area
- Power
 - 4000 amp 480/277 3 phase – 5 panels
 - 1600 amp 480/277 3 phase – 1 panel
 - 3000 amp 480/277 3 phase – 1 panel
- ESFR Sprinkler system
- 6 dock doors / 5 doors have mechanical pit levelers with swing arm lights for trailer
- 1 drive-in door (ground level)
- 265' wide x 215' deep
- Production/process related equipment/lines – vacuum, compressed air, gas, water lines
- AT&T fiber
- 3 silos and 2 surge bins
- Expansion pad and land for additional building

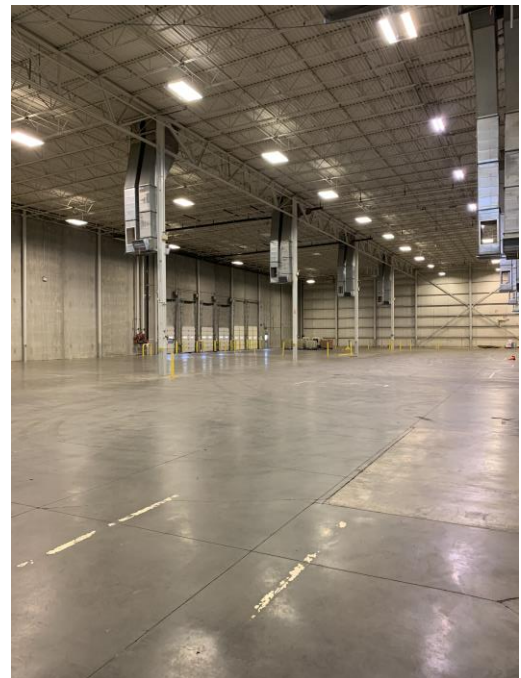
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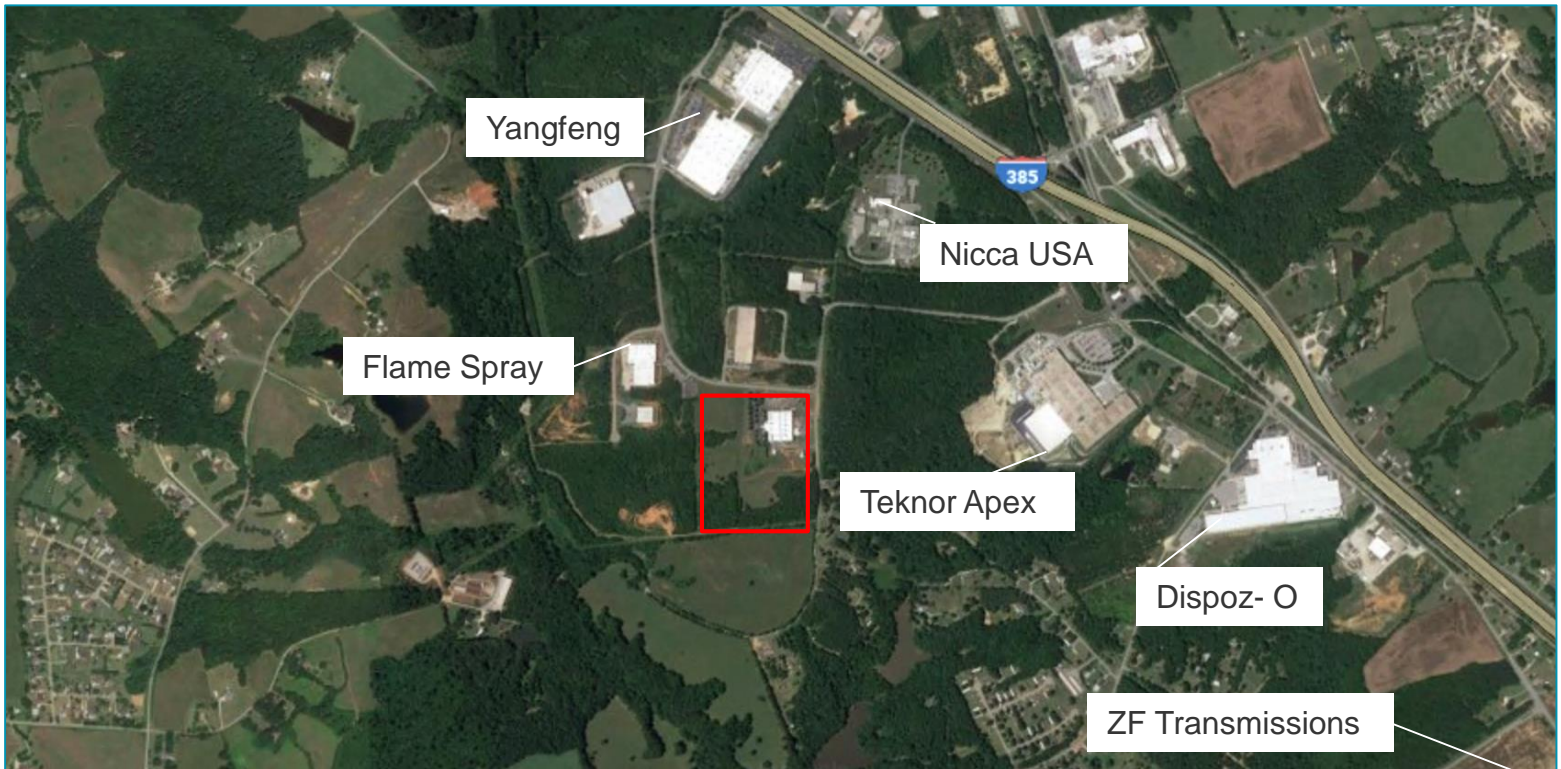
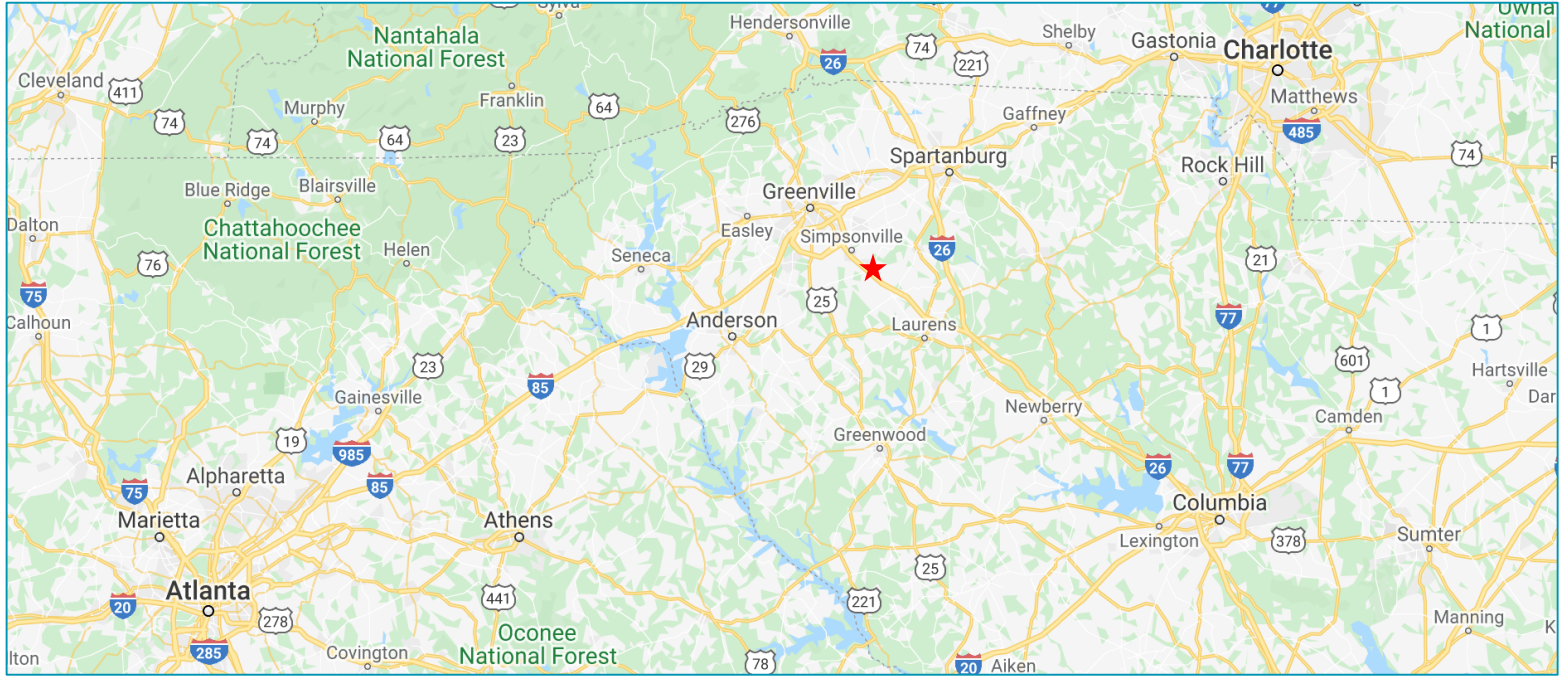
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