



Property/Location

Building Name: Rauch (Converse)
Address: 648 Wilson Street
City: Chester
Tax Map ID: 80-2-1-002

Sale/Lease Information

Sale: \$3,900,000
Lease: Negotiable
Date Available: Immediately

Property Information

Year Built: 1965
Former Use: Warehouse
Condition: Average
Area:
 Office: 19,000 sq ft/1,766 sq m
 Manufacturing: 787,316 sq ft/73,173 sq m
 Total: 806,316 sq ft/74,939 sq m
Construction:
 Floor: Concrete (6 inch)
 Walls: Brick, Block, Concrete Panels
 Roof: Rubber

Interior Features

Height Under Beam (Center):
Clear Height at Center: 22.00 ft/6.71 m
Height Under Beam (Eaves):
Clear Height at Eaves: 12.00 ft/3.66 m
Clear Span Distance:
Column Spacing: 26'x37' and 32'x37'
Heated Area: 100%
Air Conditioned Area: 100%
Lighting Type: Fluorescent
Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors: 2
Loading Docks: 31
Parking Spaces:
Site Size: 34.9 ac/14.12 ha

Transportation Accessibility

Interstate: I-77: 11 miles/17.6 km
Port: Charleston: 164 miles/264 km
Rail Line: No Rail Access
Commercial Airport: CLT International: 43 miles/69 km
Civil Airport: Chester Catawba: 7.5 miles/12 km



Utilities/Services

Water Service Provider: Chester Metro. District
Water Main Diameter: 10 inch/25.4 cm

Sewer Service Provider: Chester Sewer District
Sewer Main Diameter: 6 inch/15.24 cm
Sewer Type (Force or Gravity): Gravity

Natural Gas Provider: Chester Co. Natural Gas
Natural Gas Line Diameter:

Primary Electricity Provider: Duke Energy

Telecom Provider: Tru Vista Telecomm.
Fiber Optics Provider: Tru Vista Telecomm.
Cable Provider: Tru Vista Telecomm.

Fire Department: Chester City Fire Dept.
Distance to Fire Dept.: 1.7 miles/2.74 km
Fire Dept. ISO Rating: 4



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