

428

POWER HOUSE RD. ±130,000 SF ON ±41 ACRES
MONCK'S CORNER, SC 29501 **AVAILABLE FOR SALE**



PROPERTY HIGHLIGHTS

- Ceiling Heights from 20' – 27'
- ESFR high-density sprinklers
- Located right off I-95 at Hwy 52
- Located in county-developed industrial park
- Fully fenced truck court with (6) 9'x10' dock-high loading doors

NEWMARK

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YEAR BUILT	2017
AIR	Compressor capacity - 1,600 scfm 90 psi oil-free dry air
VACUUM	None
FIRE DETECTION	Flow meters on fire risers send alarm signal
SPRINKLERS	Wet pipe system in all areas 3 - chemical suppression systems for Class 1 /Div 1 rooms
ALCOHOL CHILLER	50 tons
SWITCH GEAR CAPACITY	4000 W @ 460V 3 phase
POWER AVAILABILITY TO SITE	2,500 kVa continuous Additional capacity can be added with notice
GENERATOR	2500 kW
BOILERS	2-16.7 MM Btu/hr propane boilers
PROPANE	2 - 30,000 - gallon tanks (BD owned)

WATER	Process and potable water - 105 MM gallons / year (groundwater withdrawal permit) Fire sprinkler system - city water; 2 - RO system
FLOORING	6-8" thick concrete
RAILINGS	Cable warning line 15' from edge Guard rails where units are <6' from edge
ROOF	Cold applied modified bitumen system Installed 2018



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MANUFACTURING

- Floors – Concrete
- Ceilings – Ceiling tiles
- Walls – Painted cinderblock
- Windows - Not applicable
- Ceiling height – 11'8" - 13'6" (current) 15'8" (potential)
- Door size – 8'w x 10' h max opening on dip floor, 8'w x 7'11" in rest of building

CONTROLLED AREA

- Floors - Vinyl coated tile (VCT) on concrete
- Ceilings - Ceiling tiles
- Walls - Vinyl coated sheetrock Windows - Not applicable
- Ceiling height - 13'6" (current), 15'8" (potential)
- Door size - shipping 8'w x 7'11", Receiving 8' w x 10'h

WAREHOUSE

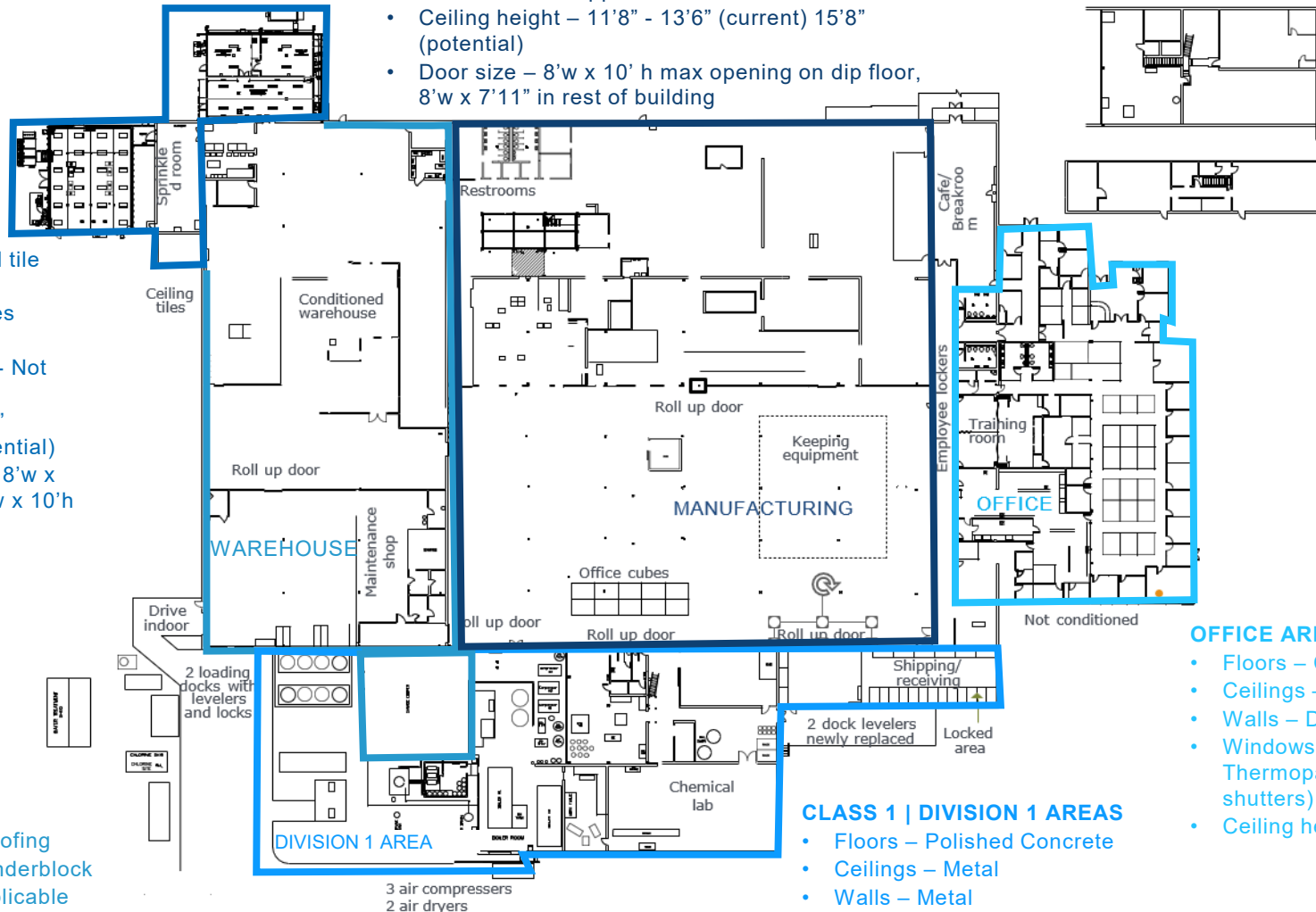
- Floors – Concrete
- Ceilings – Metal roofing
- Walls – Painted cinderblock
- Windows - Not applicable
- Ceiling height - 18'1" (usable 15'1" - 15'9")
- Door size - Shipping 8'w x 7'11", Receiving 8'w x 10'h

OFFICE AREA

- Floors – Carpet tiles
- Ceilings – Ceiling tiles
- Walls – Drywall
- Windows – Insulated Thermopane (steel hurricane shutters)
- Ceiling height – 9' – 9'8"

CLASS 1 | DIVISION 1 AREAS

- Floors – Polished Concrete
- Ceilings – Metal
- Walls – Metal
- Windows - Not applicable
- Ceiling height – 7'2" – 8'7"
- Door size – Max 94" x 94"



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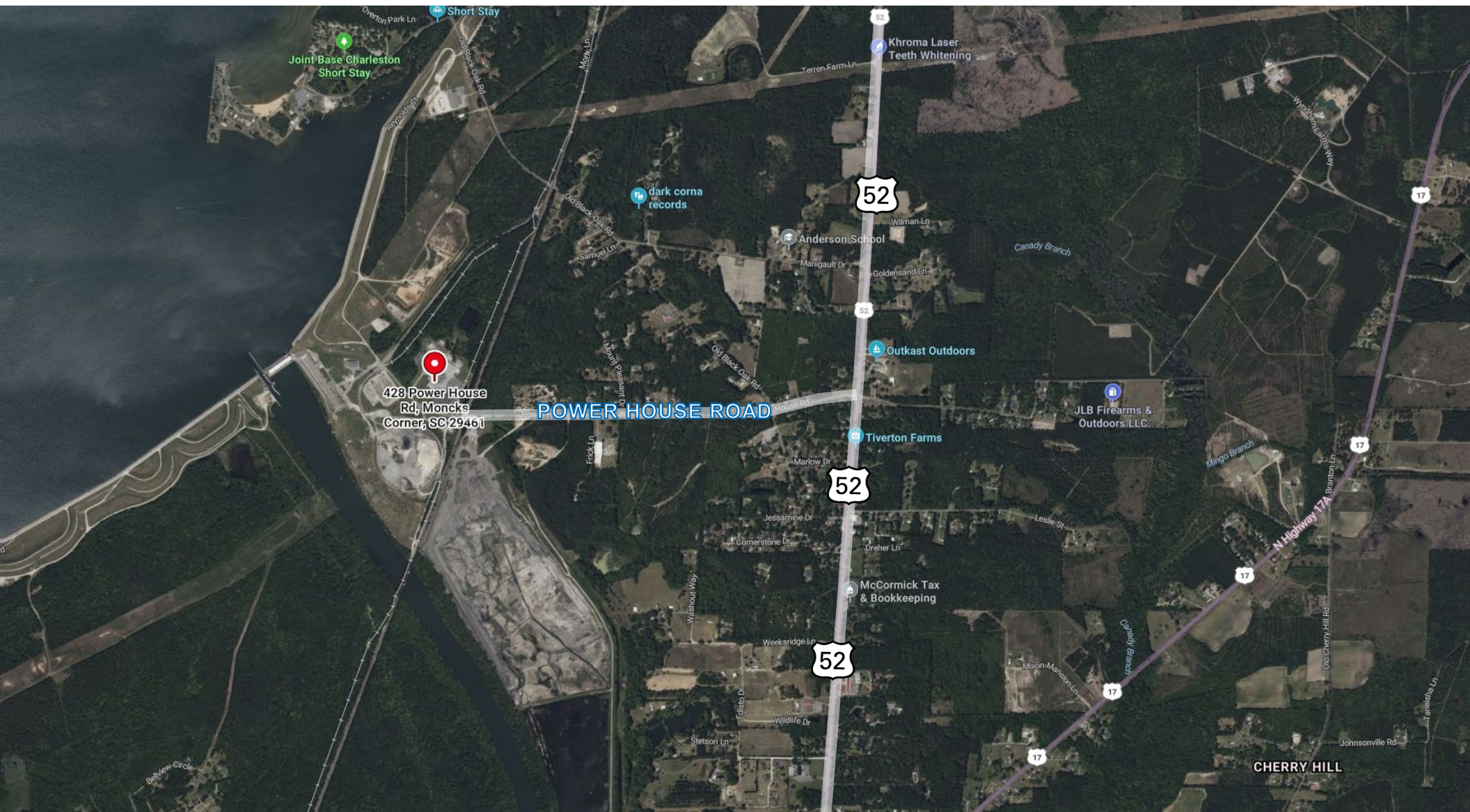
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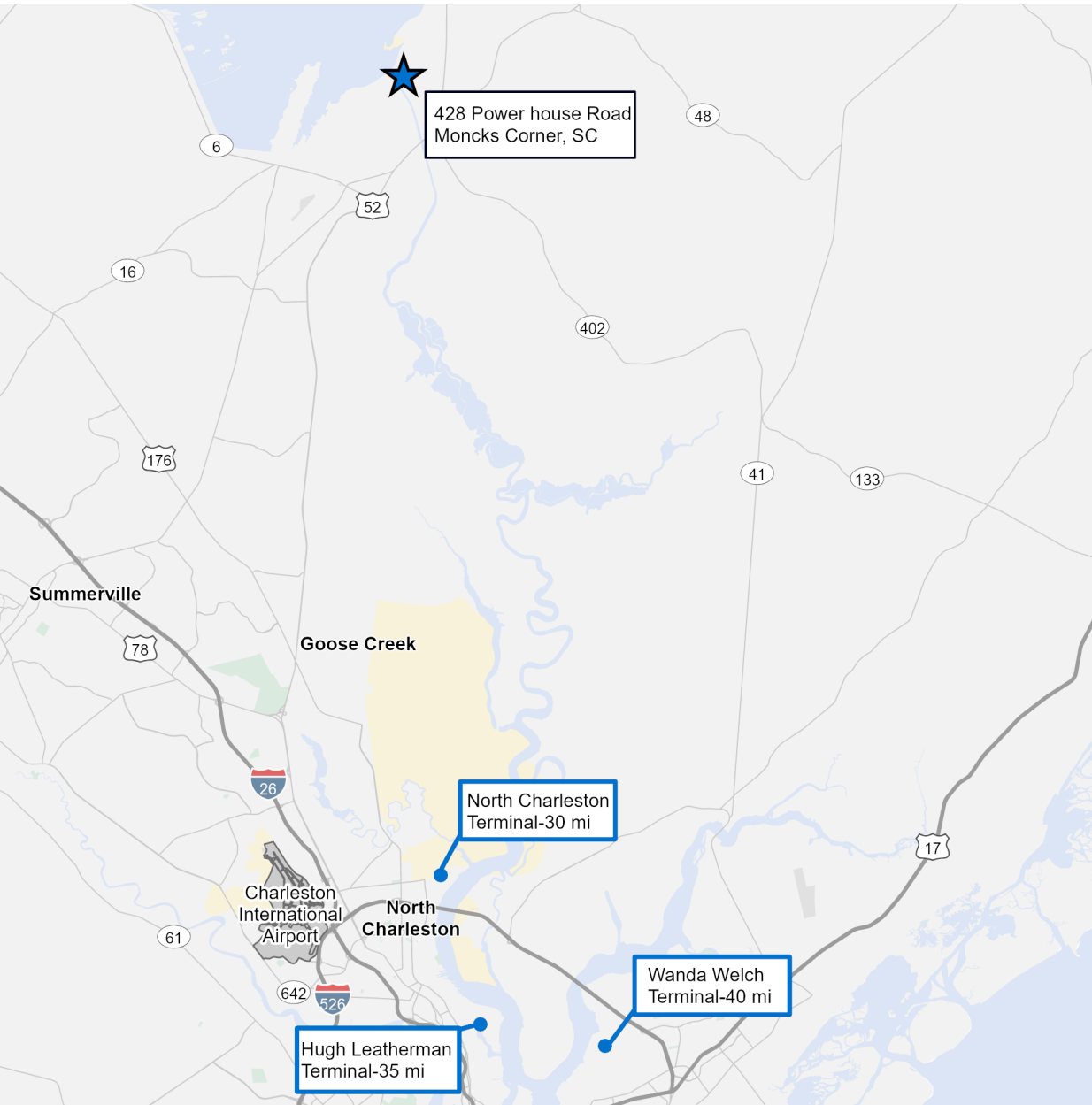
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DISTANCE TO:



PORTS

NORTH CHARLESTON	30 MILES
WANDO WELCH	40 MILES
HUGH LEATHERMAN	35 MILES



AIRPORTS

CHARLESTON INT'L AIRPORT	30 MILES
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INTERSTATES

52	1 MILE
17	4.5 MILES
176	17 MILES

Newmark | Charlotte
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