



1 COMMERCE DRIVE
GAFFNEY, SC 29340



AVAILABLE FOR SALE OR LEASE
INDUSTRIAL BUILDING

113,000 SF
12.7 Acres

BUILDING SPECIFICATIONS

GENERAL

- **Building Size:** Approximately 113,000 square feet
- **Lot Size:** Approximately 12.7 acres
- **Number of Buildings:** One single story industrial building
- **Dimensions:** Approximately 280' x 360'
- **Date of Construction:** 1993
- **Condition of Property:** Excellent
- **Office:** 6,500 SF of main office consisting of 8 private offices, a large break room, lobby and conference room. Plant offices and labs as well.
- **Cranes:** Numerous 2-ton cranes in the injection molding and machine shop areas with an approximate 12' UHH and 240' of travel
- **Ceiling Heights:** 21'7" – 24'5" under the roof joists & 20'9" – 22'9" under the structural steel between columns
- **Column Spacing:** 40' x 40'
- **Lighting:** LED retrofit
- **Parking:** Paved parking for approximately 106 vehicles
- **Former Use:** Writing and highlighter pen manufacturing plant
- **Restrooms:**
Office: One men and women's restrooms with a toilet and sink in each.
Plant: Men = 2 toilets, 2 urinals, 3 sinks and 1 shower
Women = 4 toilets, 4 sinks and 1 shower
- **Taxes:** Tax map #: 116-00-00-050.000

CONSTRUCTION

- **Floors:** Reinforced concrete
- **Walls:** Insulated precast concrete
- **Roof:** 60 MIL TPO roofing system installed over the plant in 2017 with a 20-year warranty. The office roof was replaced in 2015.
- **Columns:** Steel H beams

TRUCK LOADING

- Six 8' x 10' electric dock high doors with pit levelers, seals, trailer restraints, lights and an awning.
- 8' x 10' electric drive-in door and ramp

UTILITIES

- **Power:** Supplied by Duke Energy. 2000A, 480V, 3 Ph., 4-wire Square D switchgear connected to a 2000 KVA pad mounted transformer. Numerous bus bars throughout the production area.
- **Natural Gas:** Supplied by Piedmont Natural Gas, 4" Main Line
- **Water:** Supplied by Cherokee County Board of Public Works, 12" Main Line
- **Sewer:** Supplied by Cherokee County Board of Public Works, 8" Gravity Fed Main Line
- **Telecommunications:** Supplied by AT&T - Fiber optics currently servicing the plant

FIRE PROTECTION

- **Sprinkler System:** 100% wet system with a .35 GPM/3000 SF & .3 GPM/2500 SF density



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BUILDING SPECIFICATIONS

MECHANICALS

- **HVAC:** Plant and offices 100% heated and cooled via rooftop package units.
- **Compressors:** One 170 HP Kaeser air compressor & 1000-gallon air storage tank
- **Chillers:** Two Trane chillers
- **Cooling Towers:** One cooling tower

TRANSPORTATION:

- Located ½ mile South of I-85 via exit # 96
- Located 44 miles West of the Charlotte Douglas International Airport
- Located 42 miles Northeast of the Greenville-Spartanburg International Airport
- Located 40 miles Northeast of the South Carolina Inland Port – Greer, SC
- Located 38 miles Northeast of the BMW plant

SECURITY:

- Swipe badge access
- Fenced truck loading area

MISCELLANEOUS:

- **Six resin silos:**
Five are 12' x 24' (1709 cubic feet)
One is 12' x 28' (1873 cubic feet)
- Approximately 60,000 SF expansion area to the rear (south) of the building.

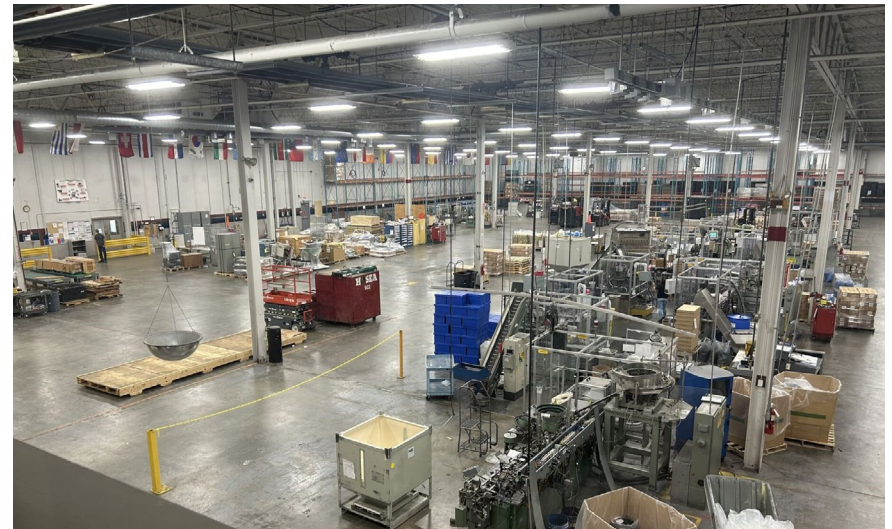
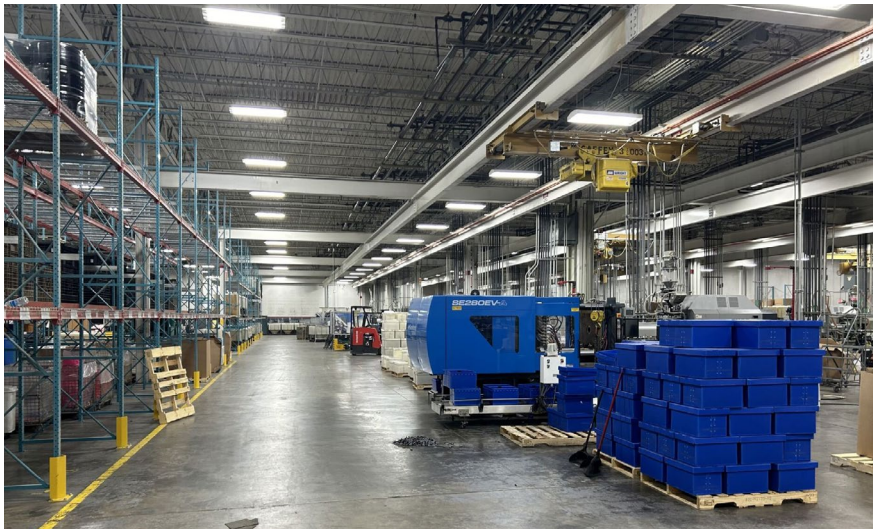


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PHOTOS INTERIOR



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PHOTOS EXTERIOR

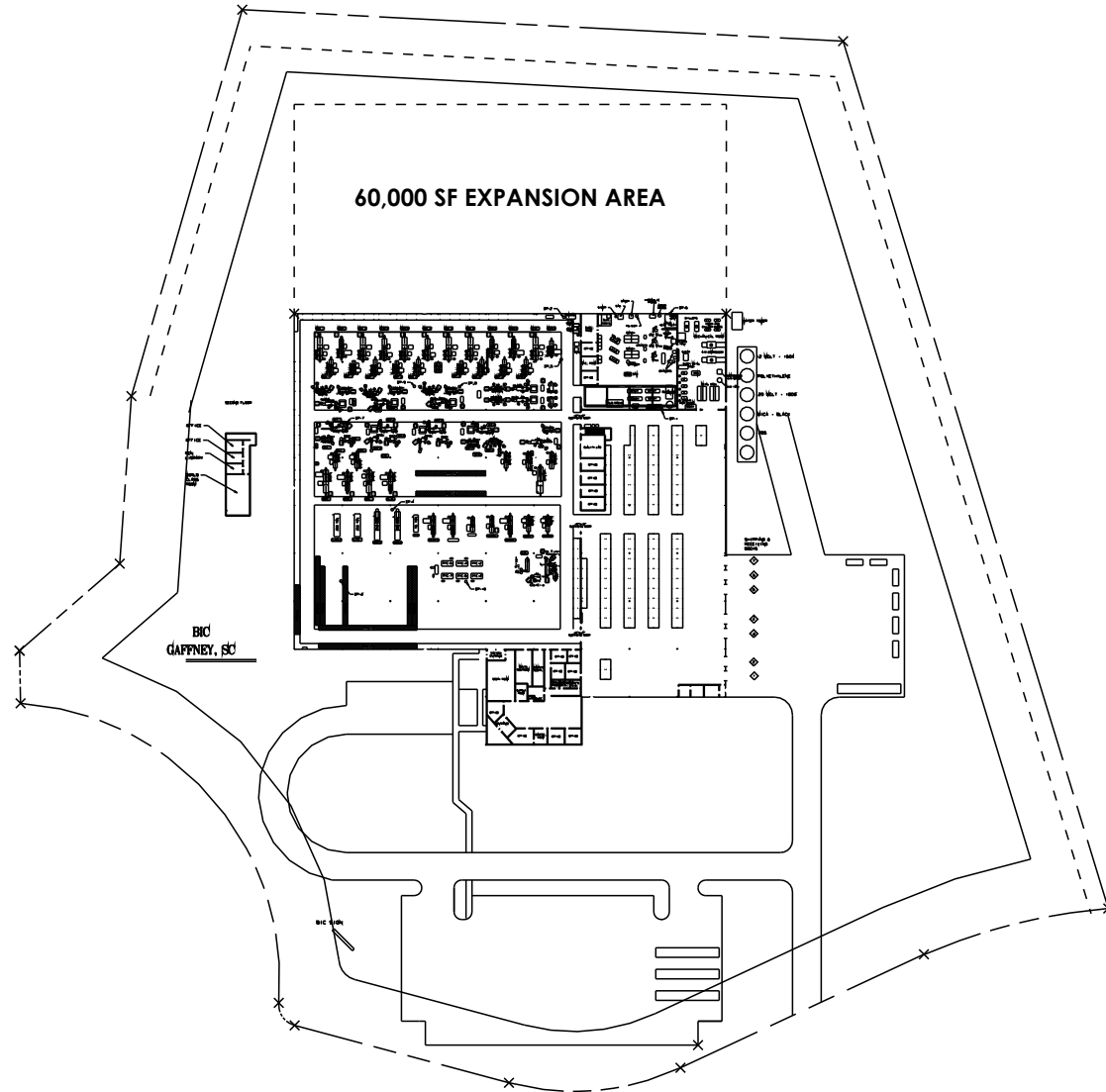


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SITE PLAN



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AREA MAP

Spartanburg, SC
25 Miles



Greenville, SC
53 Miles



Columbia, SC
117 Miles



Atlanta, GA
191 Miles

Charleston, SC
226 Miles



Savannah, GA
270 Miles



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