



260 MIDWAY DRIVE
UNION, SOUTH CAROLINA 29379

AVAILABLE FOR SALE OR LEASE
INDUSTRIAL BUILDING

122,556 SF
24.93 Acres

BUILDING SPECIFICATIONS

GENERAL:

- **Building Size:**
 - Approximately 122,556 square feet consisting of:
 - 100,300 square feet of ground floor production and warehouse space
 - 8,873 square feet of mezzanine production, lab and office space
 - 13,383 square feet of office space (with another 13,383 of second floor office space in shell condition)
 - 100,000 SF expansion pad
- **Site:** Approximately 24.93 acres
- **Date of Construction:** Shell = 2018, Buildout = 2023
- **Dimensions:** Approximately 250' x 400'
- **Condition of Property:** Excellent
- **Ceiling Heights:** 33' – 36'6" clear height
- **Column Spacing:** 50' x 50'
- **Lighting:** Food and pharma grade LED
- **Office Facilities:** 13,383 square feet of Class A office space with numerous conference and meeting rooms.
- **Elevators:** One passenger elevator for the office and one for the mezzanine
- **Parking:** Paved parking for approximately 113 vehicles plus 5 handicapped parking spaces
- **Former Use:** Life science and biotechnology production plant to produce man-made leather material from fine mycelium.

TRUCK LOADING:

- Three (3) 9' x 10' manual dock high doors with pit levelers, seals, bumpers and lights. One 9' x 10' trash compactor dock high door
- One 14' x 16' drive in door and one 10' x 14' drive in door

CONSTRUCTION:

- **Floors:** 8" concrete slab reinforced over 15 mil vapor barrier with a 4" granular sub-base
- **Walls:** Insulated precast concrete on 3 walls. Insulated metal panels on the west expansion wall.
- **Roof:** 60 MIL TPO > rigid insulation > metal deck = R-20. Slope = ¼" per foot (installed in 2018)
- **Columns:** Steel box

UTILITIES:

- **Power:** Supplied by Lockhart Power
 - Two 34.5 KV pad mounted transformers supplying two Leman Engineering 4000A, 277/480V, 3 Ph. 4 wire switchgear panels
 - Two Power Temp Systems 4000A, 277/480V Generator Connection Cabinets (generators were never installed)
- **Natural Gas:** Supplied by City of Union, 4" distribution main line
- **Water:** Supplied by City of Union. 10" water main with an 8" service line to the building which feeds a 4" domestic line for the building.
- **Sewer:** Supplied by City of Union. 8" gravity sewer main line fed by a 6" wastewater line from the building
- **Telecommunications:** Supplied by AT&T or Charter Communications. Fiber optic line to the building

MECHANICALS:

- **HVAC:** 100% heated, cooled and humidity controlled via four 150-ton Trane RTU's and two 155-ton Trane chillers. There are seven more large RTU heating and cooling units on the roof.
- **Sprinkler System:** 100% wet ordinary hazard system with a 0.20 GPM/SF density and an 8" PVC fire loop around the building
- **Compressors:** Two Ingersoll Rand 100 HP oil-free rotary screw compressors. Built in 08/2022
- **Boilers:** Two Miura tankless steam boilers with a 6900 LB/HR steam capacity. Built in 12/2022
- **Chillers:** Two Trane chillers
- **Silos:** Two Laidig Systems 64'2" tall x 18'6" diameter wood flour silos with a 12,640 CF capacity each. Built in 09/2023



Shaun Kirchin
Partner & Senior Vice President
803.413.7169
skirchin@binswanger.com

PHOTOS



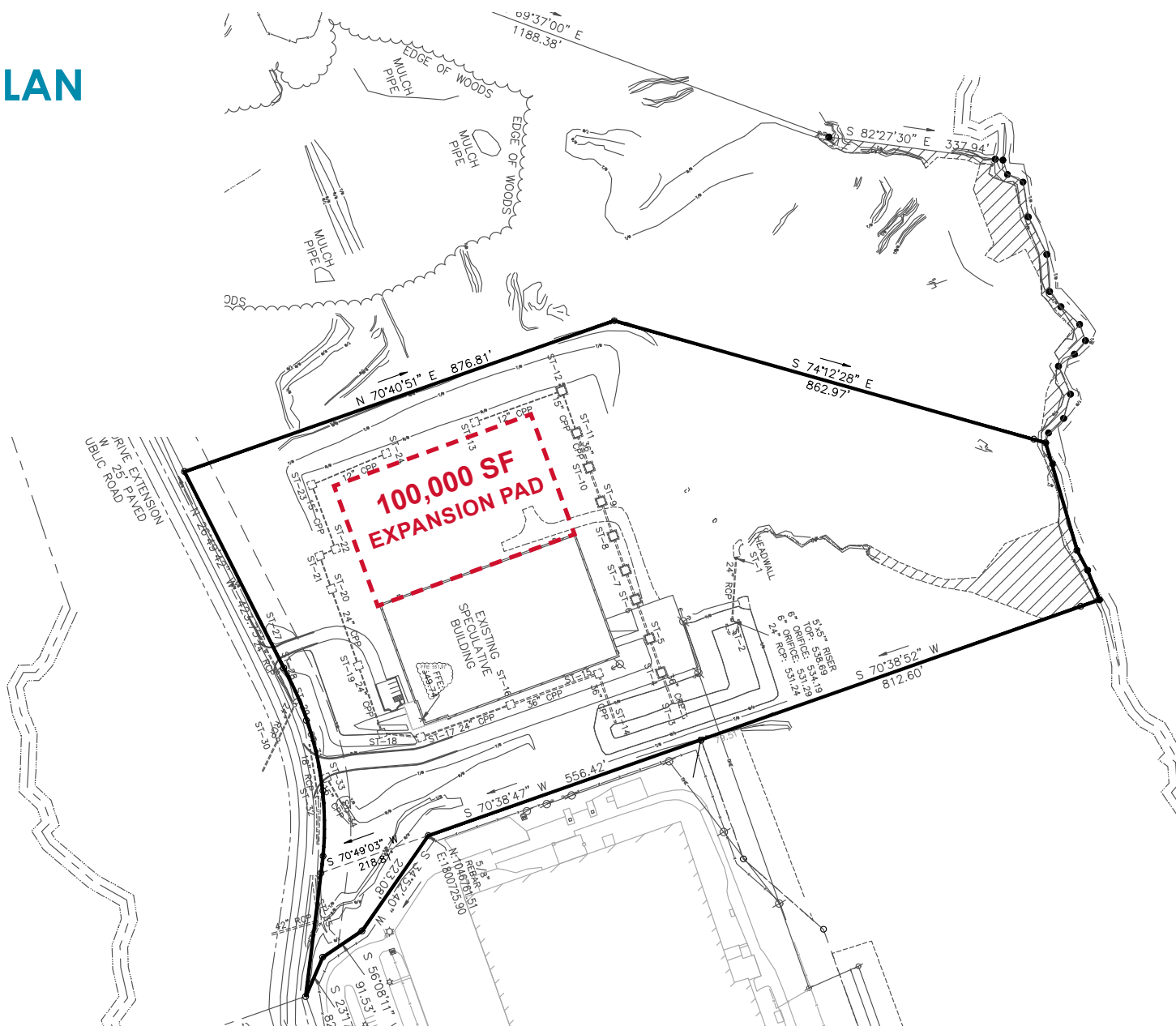
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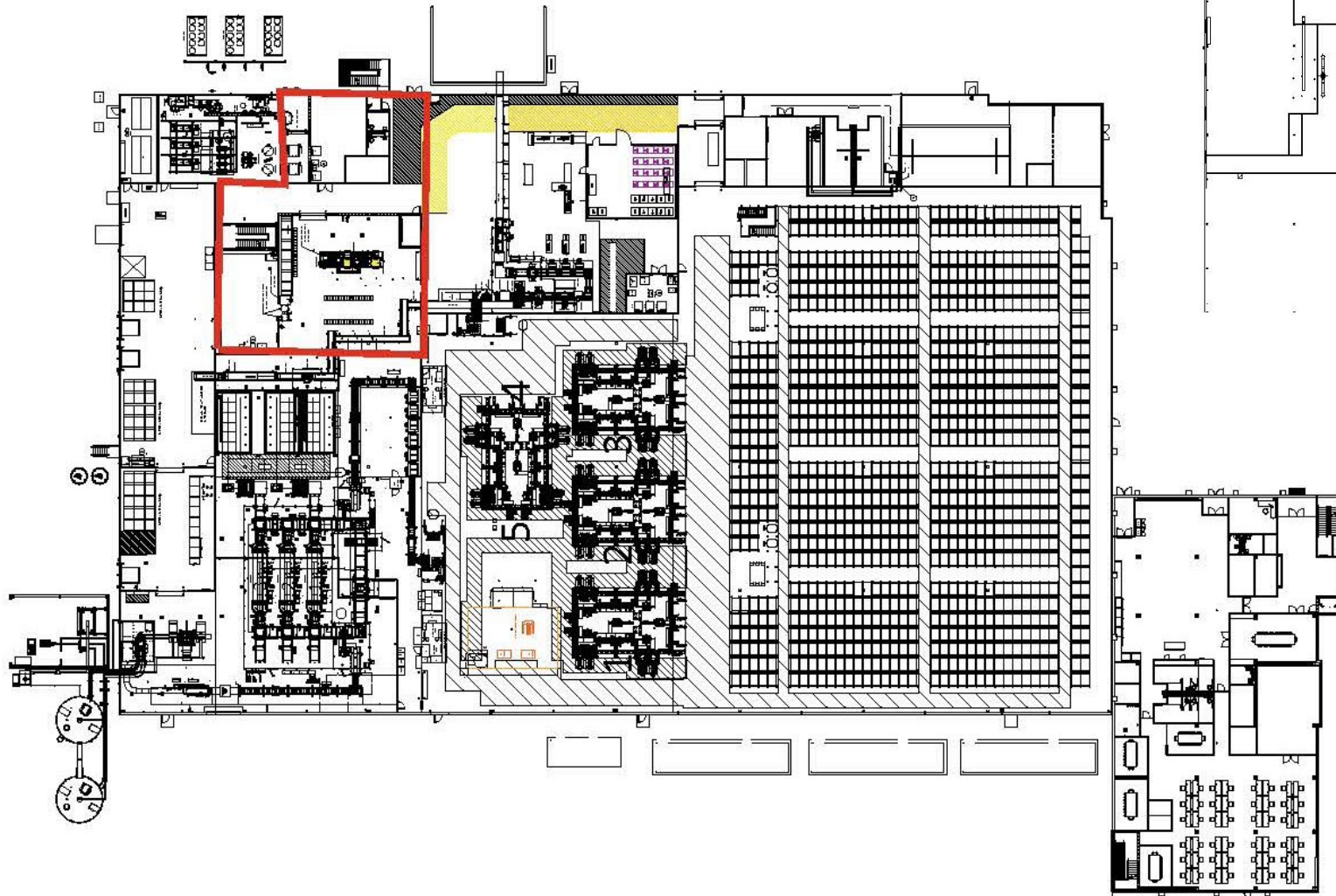
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SITE PLAN

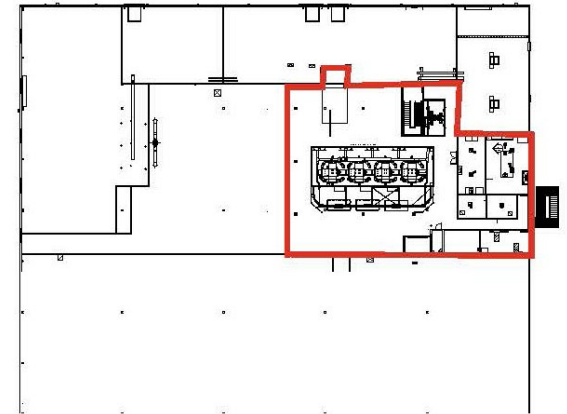


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FLOOR PLAN



Mezzanine



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AREA MAP

- Located 18 miles east of I-26 via Highway 49 (exit 44)
- Located 30 miles south of I-85 via Highway 176
- Located 41 miles southeast of the GSP International Airport, the SC Inland Port and BMW

GREENVILLE, SC
57 MILES

INLAND PORT

CHARLOTTE, NC
70 MILES

**260 MIDWAY DRIVE
UNION, SC**

COLUMBIA, SC
71 MILES

ATLANTA, GA
205 MILES

CHARLESTON, SC
183 MILES



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