

March 31st, 2026

Unique USA, Inc.

648 Wilson St

Chester, SC 29707

Site Statistics

Building size: 821,648 sq. ft.

Sub Buildings Zones: "2" -- 168,019 sq. ft.

"2A" – 57,332 sq. ft.

Dock Doors: 4, each with dock leveler, dock fan & dock light

Drive in Doors: N/A

Lighting: LED, 25 FC @ 36" AFF, each with individual occupancy sensors

Fenced in truck court

Exterior surveillance camera security system

Air exchange rate: 3X per hour, spring, summer and fall

Full range sprinkler system (wet)

Small office space and rest room

Available trailer storage: 6 spots

Column spacing: 25' by 37'

Available hours of operations:

Monday through Friday: 6:00 am to 6:00 pm

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Lease rate: \$3.04 per sq. ft. NNN

Taxes: \$0.35 per sq. ft.

Insurance: \$0.37 per sq. ft.

CAM, est: \$0.19 per sq. ft.

The base lease rate is subject to an annual 3% escalation increase, effective 03-04-2027

Utilities: TBD

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