

# FOR SALE

130,000 SF | 41 ACRES



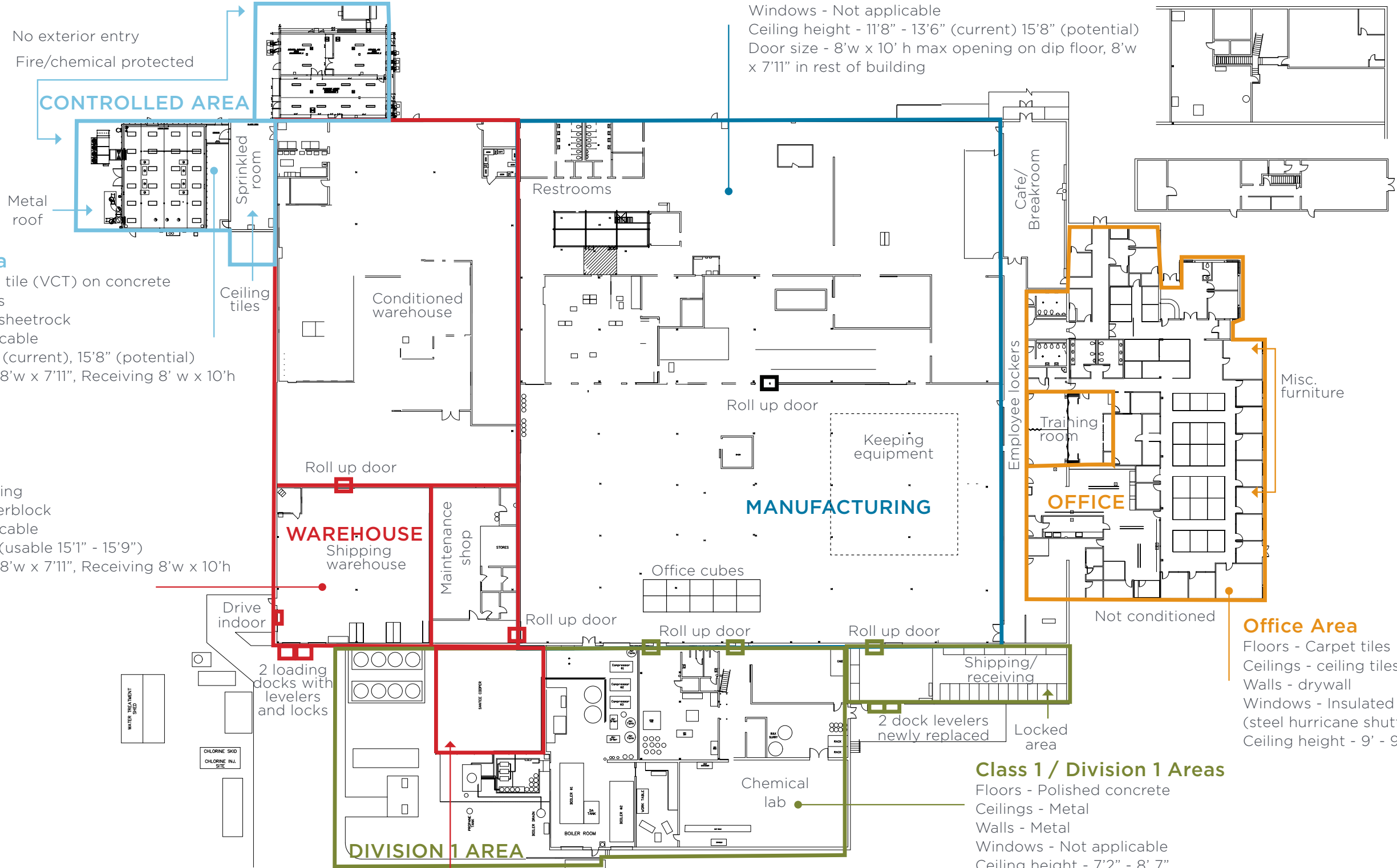
**CONTROLLED ENVIRONMENT  
MANUFACTURING WAREHOUSE**

428 POWER HOUSE RD,  
MONCK'S CORNER, SC 29461



# FACILITY SITE PLAN

								Employee parking	



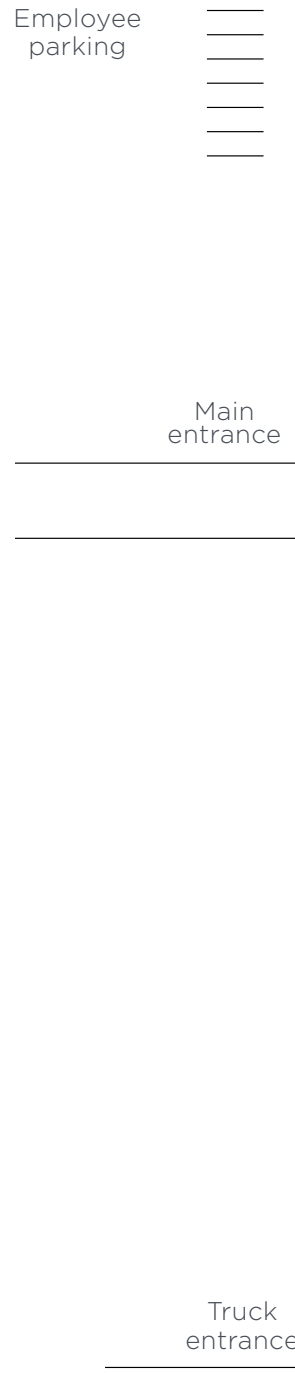
**Controlled Area**  
 Floors - Vinyl coated tile (VCT) on concrete  
 Ceilings - Ceiling tiles  
 Walls - Vinyl coated sheetrock  
 Windows - Not applicable  
 Ceiling height - 13'6" (current), 15'8" (potential)  
 Door size - shipping 8'w x 7'11", Receiving 8' w x 10'h

**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

**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

**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"



# FACILITY INFORMATION

PARCEL ID: 103-00-03-046  
OUTLYING BERKELEY COUNTY



## UTILITIES

### Air

Compressor capacity - 1,600 scfm  
90 psi oil-free dry air

### Water

Process and potable water - 105 MM gallons / year  
(groundwater withdrawal permit)

Fire sprinkler system - city water

2 - RO system

### Vaccum

None

### Fire Detection

Flow meters on fire risers send alarm signal

### Sprinklers

Wet pipe system in all areas

3 - chemical supression 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)

### Flooring

6-8" thick concrete

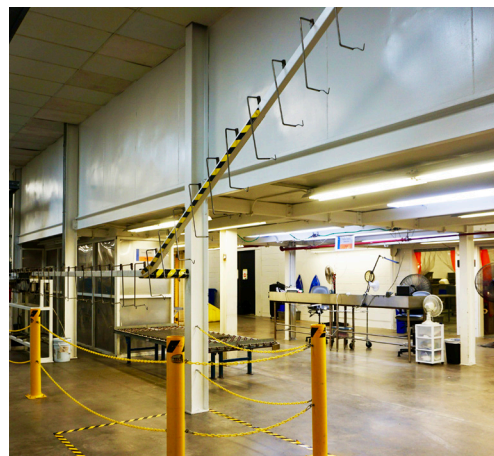
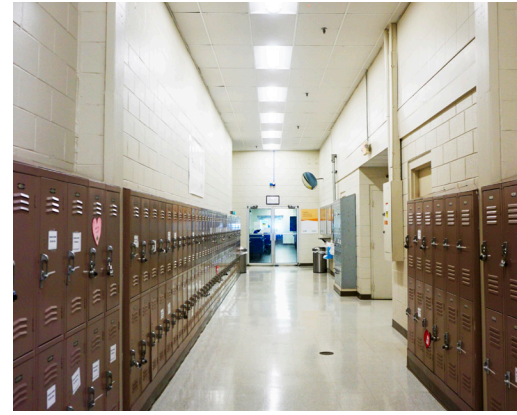
### Railings

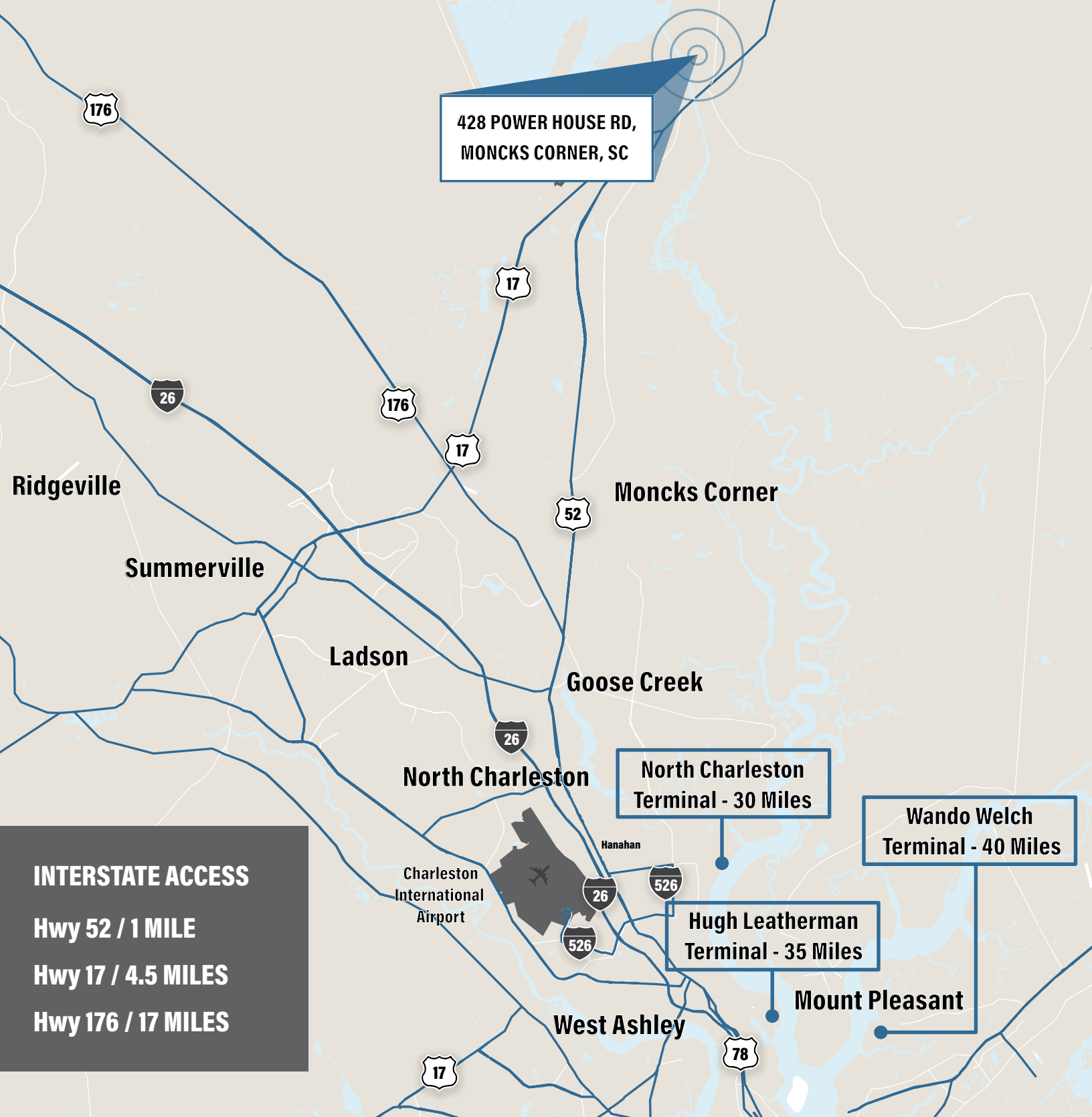
Cable warning line 15' from edge | Guard rails where  
units are <6' from edge

### Roof

Cold applied modified bitumen system Installed 2018

# FACILITY PHOTOS





**428 POWER HOUSE RD,  
MONCKS CORNER, SC**

**North Charleston  
Terminal - 30 Miles**

**Wando Welch  
Terminal - 40 Miles**

**Hugh Leatherman  
Terminal - 35 Miles**

**INTERSTATE ACCESS**  
**Hwy 52 / 1 MILE**  
**Hwy 17 / 4.5 MILES**  
**Hwy 176 / 17 MILES**

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