

FOR SALE

OWNER-USER MANUFACTURING OPPORTUNITY

6199 Highway 557 | Clover, SC 29710



PROPERTY DETAILS

- +/- 258,175 SF Available for Sale
- +/- 2,000 SF Office
- Situated on +/- 29.71 AC
- Industrial/Manufacturing Single Tenant Facility
- Premier Owner-User Manufacturing Opportunity
- 19 Dock-High Loading Doors
- 1 Drive-In Door
- 14'-20' Clear Height
- Zoned ID (Industrial)
- Heavy Manufacturing & Concrete Construction
- Rectangular building layout allowing efficient manufacturing flow
- Wet Sprinkler System
- Fire Pump with Gravity Tank
- 84 Vehicle Parking Spaces
- Built in 1980
- **Contact Broker for Pricing**

Power / Manufacturing Infrastructure:

- 6,000 KVA Duke Energy electrical service (575/480V 3-phase)
- Existing Duke Energy substation on-site
- Ideal for heavy manufacturing or power-intensive users
- Two Trane chillers:
 - 770 Ton
 - 910 Ton
- Gas/Oil boiler system
- Existing industrial mechanical infrastructure already in place
- Served via a 44kV Duke Energy Transmission Line which feeds the on-site substation
- In addition, a double-circuit 230 kV Transmission Line is located 0.3 miles East of the building



Recent Capital Improvements:

- Firestone TPO Roof Installed in 2017
- Existing T-8 Lighting
- Existing Wet Sprinkler/Fire Protection Systems
- Enlarged Drive In Door

Utility Providers:

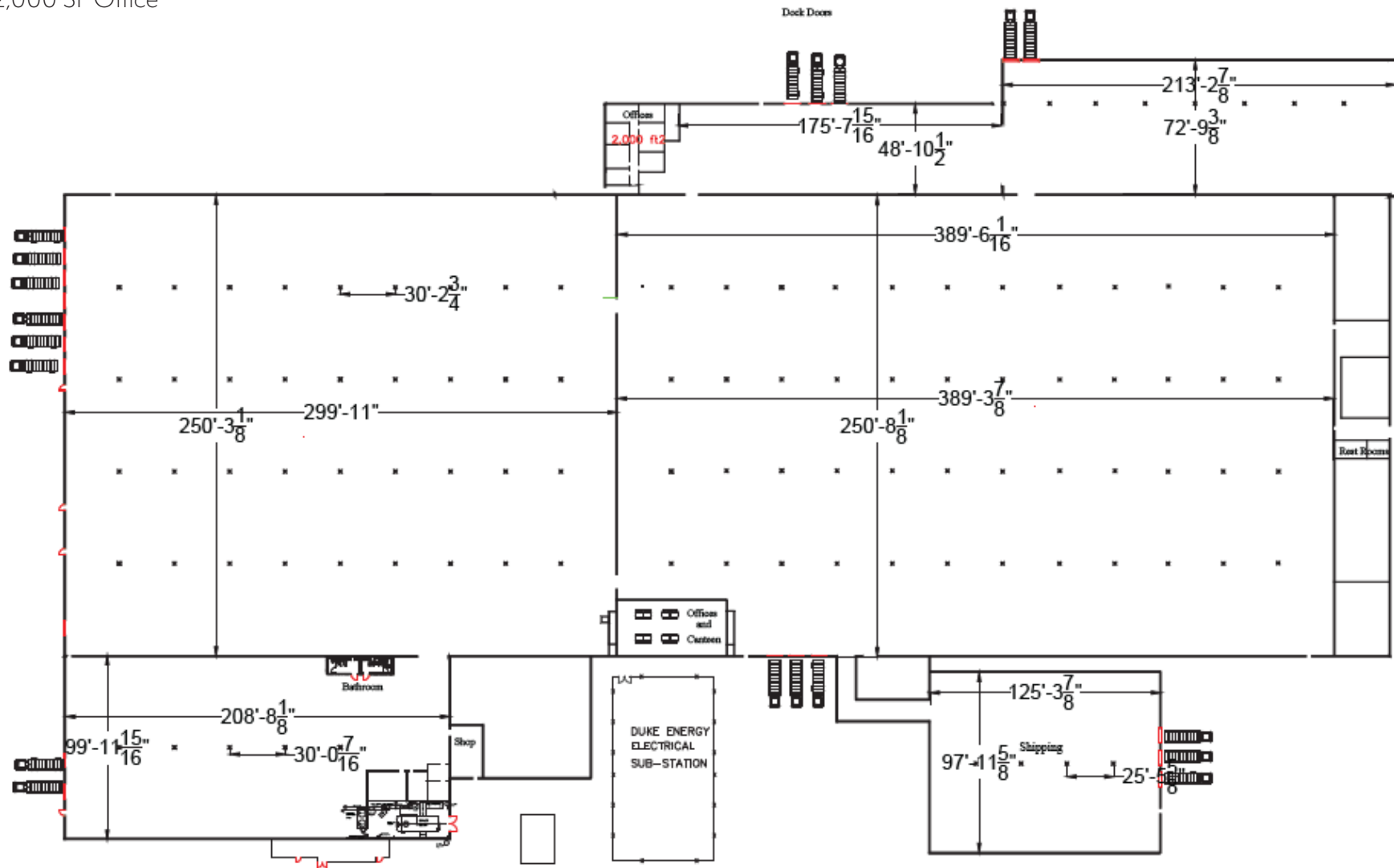
- Duke Energy Electric
- York County Natural Gas
- Town of Clover Water
- Town of Clover Sewer
- Comporium Telecommunications

FLOOR PLAN

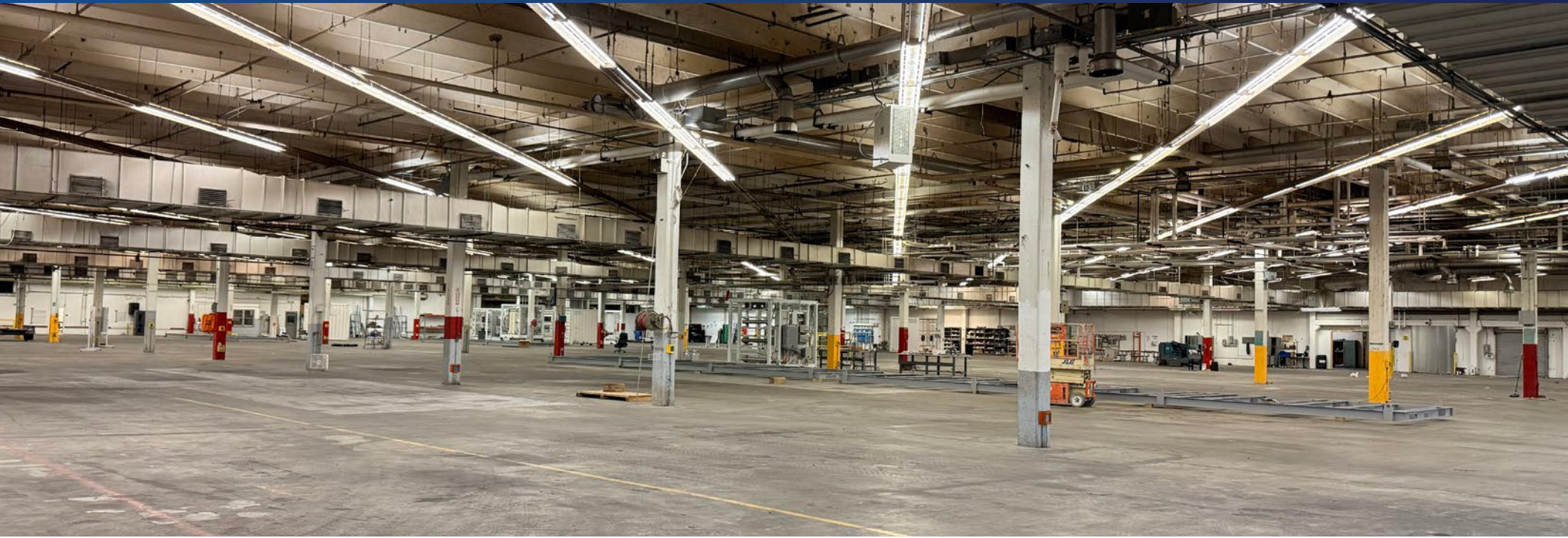
Available

+/- 231,850 SF

+/- 2,000 SF Office



PROPERTY PHOTOS



MARKET OVERVIEW



SITE VIEW



FOR MORE INFORMATION:

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