

# 1551 HIGHWAY 9 BYPASS

LANCASTER, SC 29720

**BRING OFFERS**



**±349,000 SF AVAILABLE**  
20,000 SF OFFICE SPACE

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# PROPERTY HIGHLIGHTS

<b>BUILDING SIZE</b>	±349,000 SF
<b>SPACE AVAILABLE</b>	±349,000 SF
<b>OFFICE AREA</b>	20,000 SF
<b>ELECTRICAL</b>	Heavy Power
<b>HVAC</b>	Fully conditioned
<b>COLUMNS</b>	25'x50' (most areas)
<b>DOCKS</b>	8 (shipping area); 3-4 (other areas)
<b>FIRE SUPPRESSION</b>	Wet
<b>DRIVE-IN</b>	1
<b>SITE FEATURES</b>	Wastewater treatment onsite Connected to municipal water. Duke Energy Service provided.
<b>WAREHOUSE FEATURES</b>	Cabinet production equip and paint booth (add cost). New modern dust collection system throughout plant. Compressed Air provided by two Sullair compressors.





# PROPERTY HIGHLIGHTS



**OFFICE**  
Less than 20 years



**FITNESS CENTER**  
With equipment



**ELEVATOR**  
Yes



**KITCHEN**  
Full Kitchen



**CONFERENCE ROOM**  
Large



**IT ROOM**  
Large IT  
Server Room



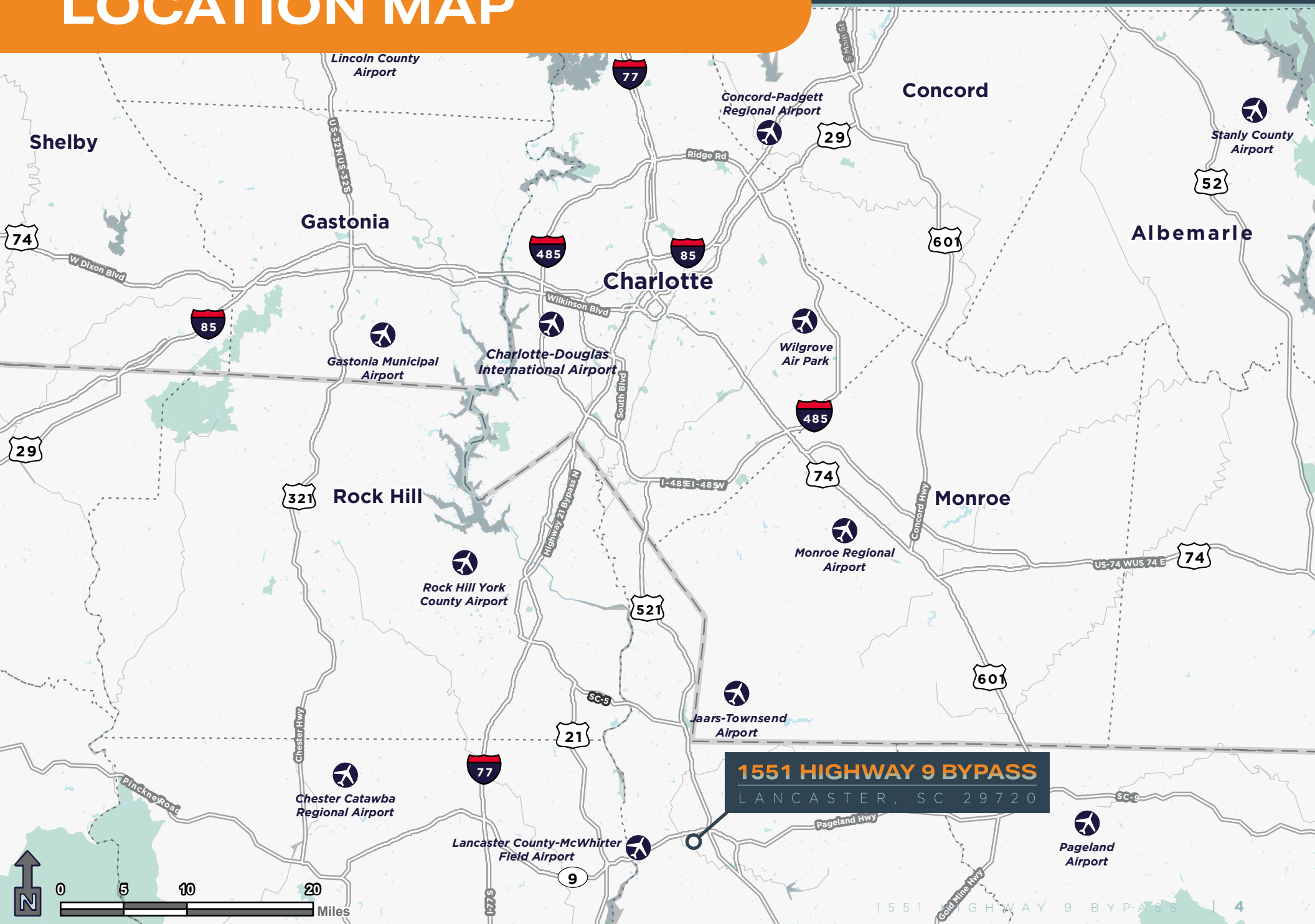
**LOCKER/  
SHOWERS**  
M/F Rooms



**RESTROOMS**  
Multiple

- 100% climate controlled, with new HVAC installed in 2017
- Original building built in 1976 with expansions through 1998
- 16' under beam in production area
- 31' under beam in multiple warehouse areas
- ±50' racking and robotic pic equipment in place capable of 7400 standard size pallet storage
- Chillers and Boilers to remain in place
- Shipping area offers 8 Docks with levelers, bumpers, seals and dock locks and 1 DI door
- 3-4 Docks total in other locations

# LOCATION MAP





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FOR MORE INFORMATION, PLEASE CONTACT:

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