

2251

Catawba River Road

Fort Lawn, SC 29714

129,600 SF of 236,000 SF on 77.20 Acres
AVAILABLE



NEWMARK

ZACK DALTORIO
Associate
(919) 805.4433
zack.daltorio@nrmk.com

THOMAS TURNER, SIOR
Senior Managing Director
(704) 208.5243
thomas.turner@nrmk.com

Property Highlights

- 11 miles east of I-77 via 4-lane Hwy 9 (located on US Hwy 21)
- 40 miles south of Charlotte
- 129,600 SF of warehouse space with 32' clear ceiling heights
- Additional 106,610 SF in building is currently leased



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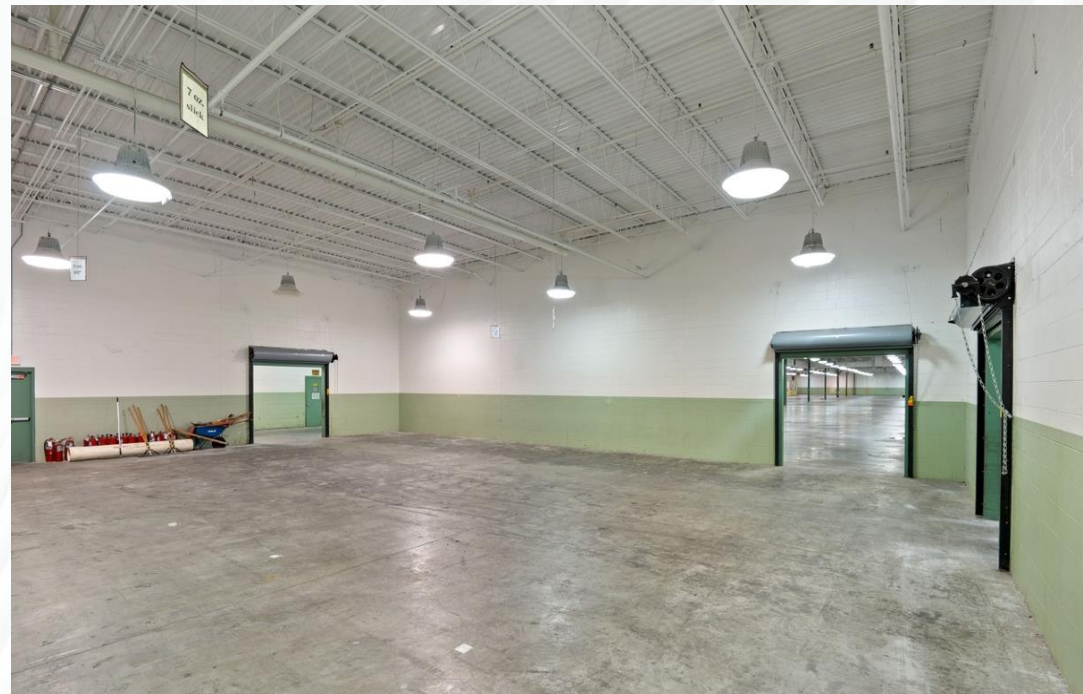
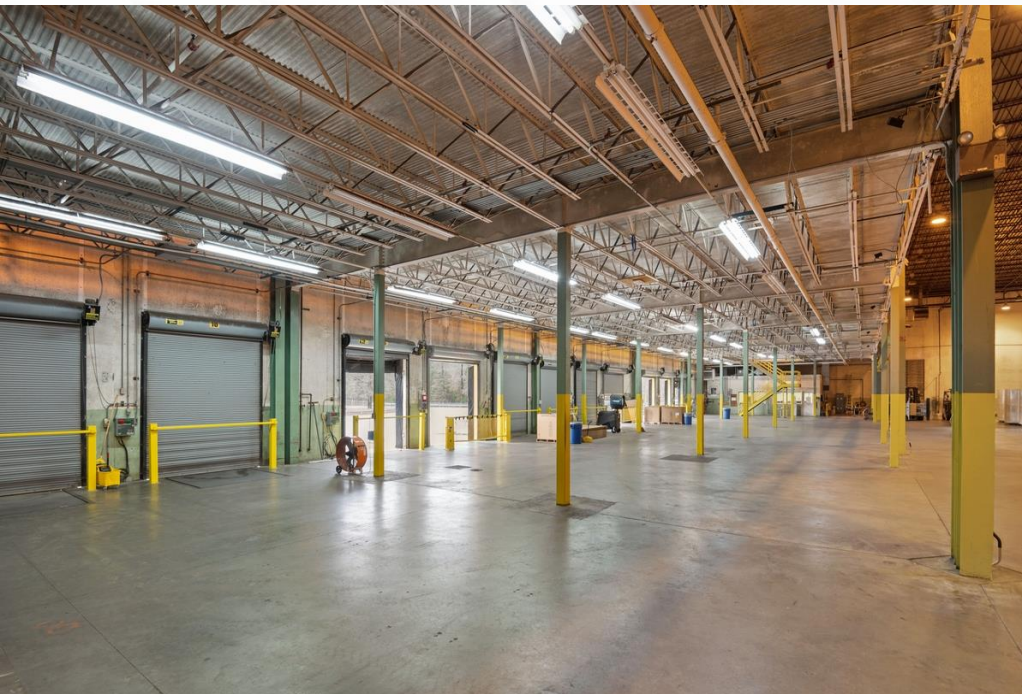
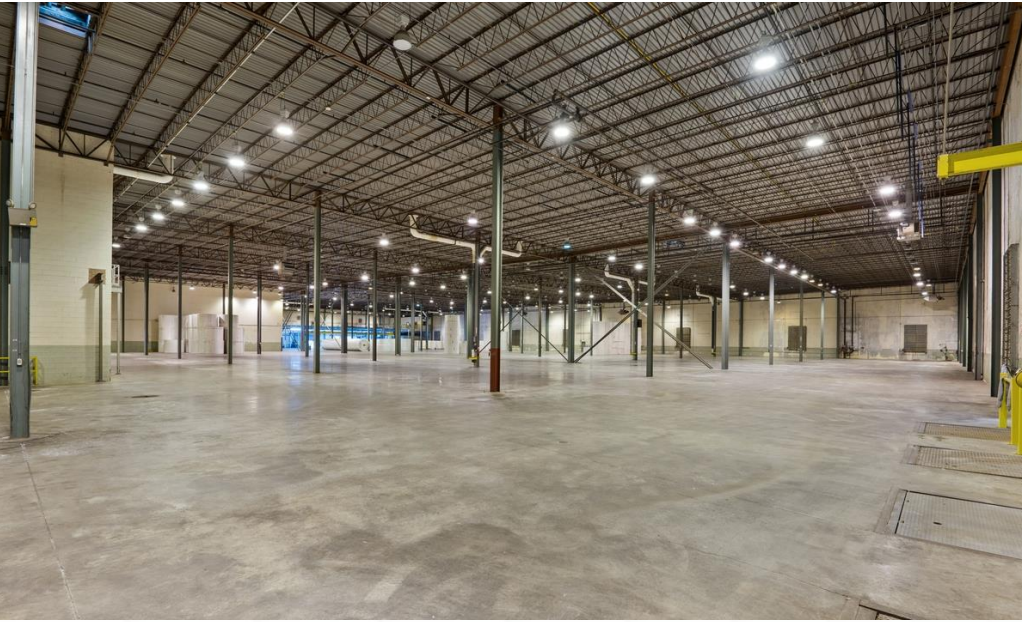
ADDRESS	2251 Catawba River Road, Fort Lawn, SC
YEAR BUILT	1988
OFFICE (SF)	1,260 SF of office next to the loading docks along with approximately 2,000 SF of office in back mezzanine
DIMENSIONS	320' x 405'
CEILINGS	Metal – Steel Joist
CEILING HEIGHT	Warehouse & Fill Room: 129,600 SF with ceiling heights of 32' clear below the main beam.
COLUMN SPACING	45' x 40'
COLUMNS	8" Steel H
ROOF	4-ply built-up roof over rigid insulation, over 22-gauge metal deck. The entire roof was aluminized in 2000.
FLOORS	6" reinforced concrete floor slabs reinforced with 6x6/10/10 WWM
WALLS	Insulated pre-cast concrete wall panels
LIGHTING	LED Lighting
LOADING	18 - 9'x10' dock-high automatic doors with dock seals, bumper pads, spot lights and bollards. 11 have mechanical load levelers
GAS	Supplied by Chester County Natural Gas Main: 2"
WATER	Chester County Main: 12"

SEWER	Chester County Main: 8"
POWER	Supplied by Duke Power Company Primary: 12 kV primary distribution line Secondary: 1,500 kVA pad mounted transformers Switchgear: 2,500 amps, square D interior switchgear at 480/277V, 3 phase, 4 wires
HEAT	Ceiling suspended gas-fired units
SPRINKLER	100% wet system
VENTILATION	Wall mounted louvers and centrifugal fans in the 129,600 SF of warehouse
PARKING	Ample
LAST USE	Roof Coating Systems Distribution

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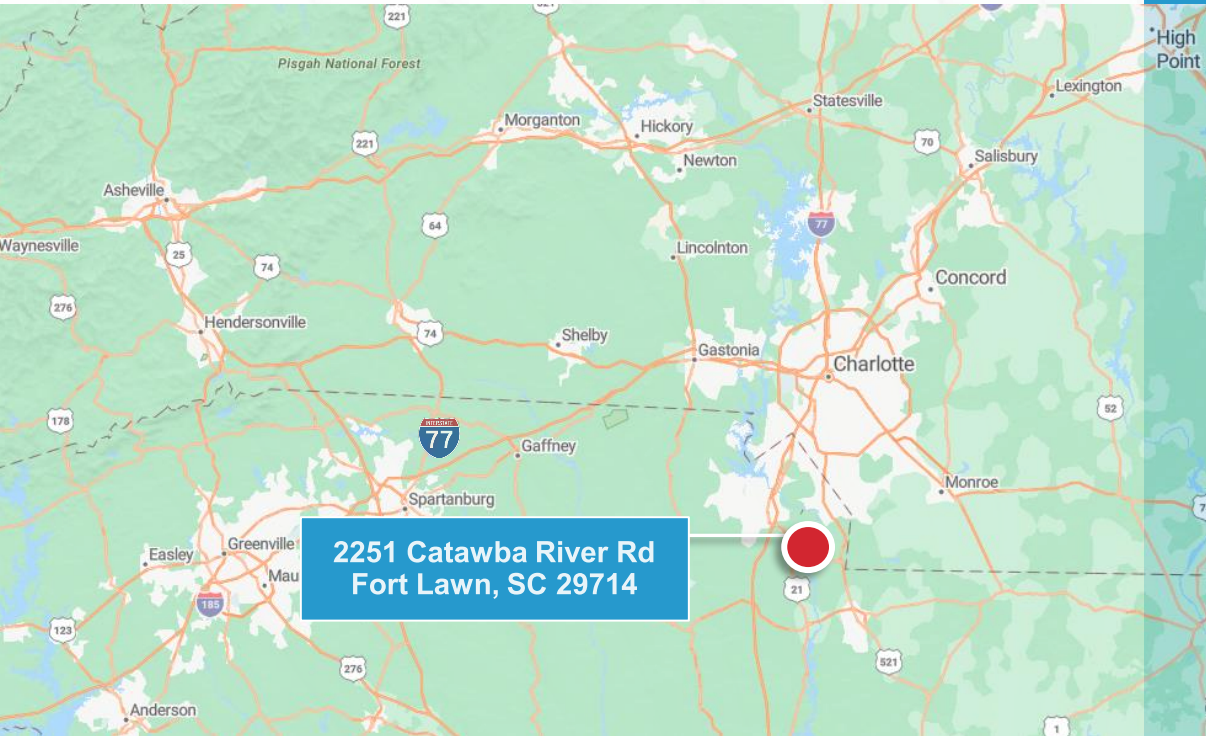
Interior Photos | 129,600 SF on 77.20 Acres



Aerial | 129,600 SF on 77.20 Acres



Location



OUTSTANDING REGIONAL CONNECTIVITY

- Located in the fast-growing 4-lane Highway 9 corridor connecting Chester, SC to Lancaster, SC, this corridor has seen approximately \$5 billion in announced capital investment in manufacturing and distribution over the past 7 years. Announcements include manufacturing investments from Poly America Corporation, Ernest and Julio Gallo, Rosenberg, Giti Tire Corporation, ICO and Albemarle Corporation.
- 12 miles to I-77 at exit 65
- 50 miles to Charlotte and the Charlotte Douglas International Airport
- 60 miles to Columbia SC, state capital
- Connectivity to I-85, I-20 and I-26 all within an hour radius



9.9 MILES

Distance to I-77



43 MILES

Distance to Charlotte Douglas International Airport



55 MILES

Distance to Columbia, SC



166 Miles

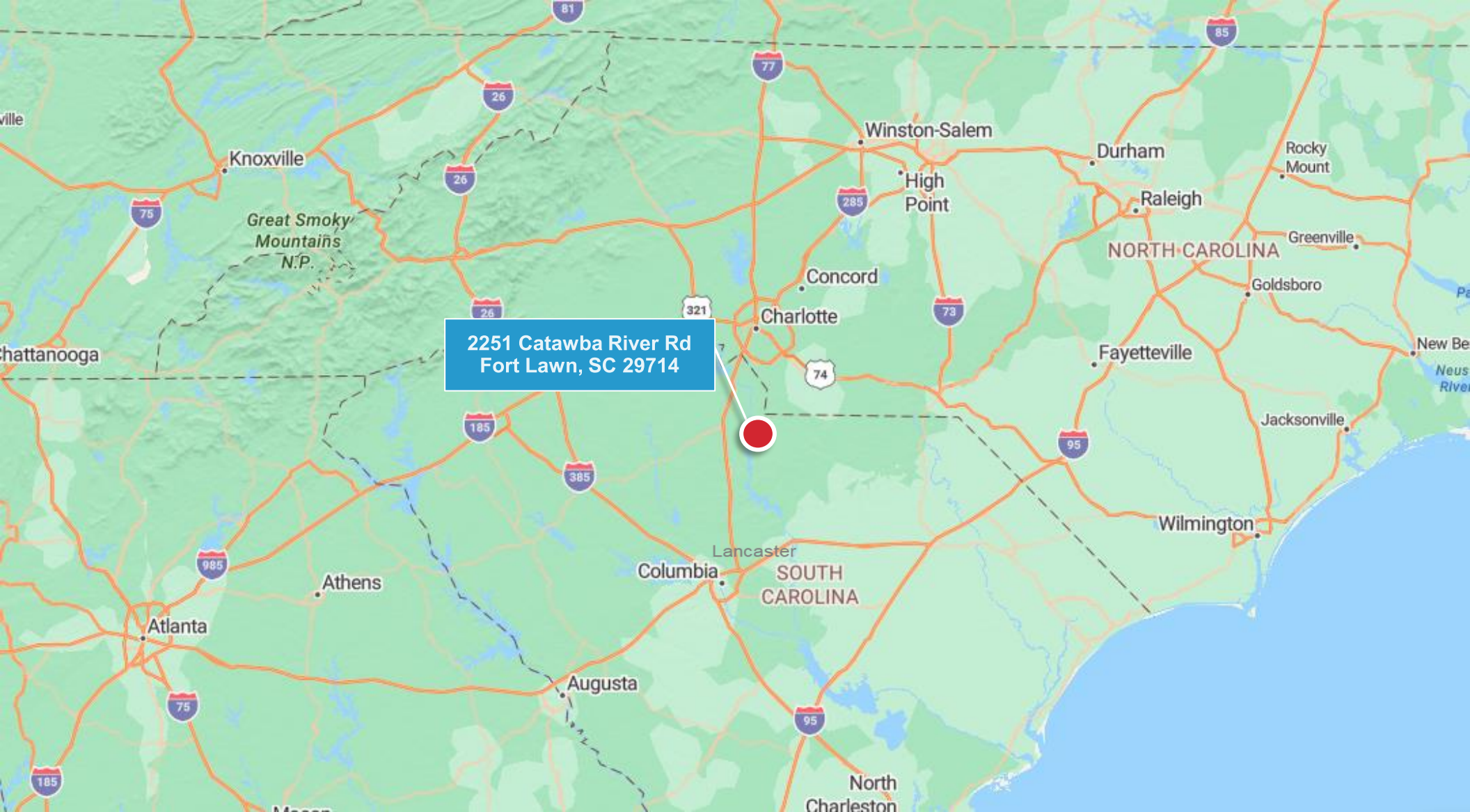
North Charleston Port



34 MILES

To railroad 45 min drive to Piedmont Distribution Center #6

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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