

**1259 ARMORY ROAD
CHESTER, SC 29706**



RinehartCommercial



CHESTER INDUSTRIAL PARK



EXECUTIVE SUMMARY

DESCRIPTION OF IMPROVEMENTS

The improvements include 36,704 square foot warehouse including 4,620 square feet of administrative offices. The building is pre-engineered steel, insulated. The building was built in the late 1980's and the administrative office section was added later. The building has been renovated.

Office/Warehouse building

The warehouse measures approximately 200 ft x 160 ft and contains approximately 32,084 square feet. There is one small plant office. Building details are as follows.

Warehouse

Foundation:	Concrete
Floors:	Concrete, believed to be 6" thickness
Structure:	Steel
Exterior Walls	Steel panel
Roof:	Standing seam metal
Personal Doors	Steel
Truck doors:	8 total, including (2) 12'x14'; (6) 10'x10' - 2 drive in, 6 dock height
Building height:	28' center; 23' eve height; 22' clear.
Lighting:	Mercury vapor suspended fixtures and translucent ceiling panels.
Electrical:	Per code, necessary for operation office/warehouse facility.
HVAC:	Suspended gas fired units in warehouse; no air-conditioning except in plant offices.

Office

Floor Coverings:	Carpet and vinyl
Walls:	Sheetrock, painted
Ceiling:	First floor; Acoustical tiles, second floor; Sheetrock stippled
Doors:	Masonite, six panel

SITE DESCRIPTION

Location

The property is located on the south side of Armory Road in the Chester County Industrial Park, Approximately 2 miles north of Chester, South Carolina.

Size and Shape

The site Tax is Map 078-00-00-072-000 and is 5.04 acres.

Topography

The topography is level.

Utilities

The property has public water, sewer, natural gas, electric and telephone and is served by the following;

- » Electricity: Duke Power Company
- » Gas: Chester County Natural Gas Authority
- » Water: Chester Metropolitan District (10" Main)
- » Sewer: Chester Metropolitan District (8" Main)

Zoning

The property is currently zoned ID-1 (restricted Industrial District Uses). This zoning is intended to support industrial use.

Plumbing

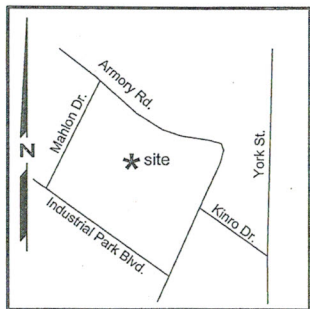
The first floor has one woman's and one man's restroom. There is one restroom on the second floor.

Electrical

Per code

Paving

Asphalt paved parking, concrete around dock areas.



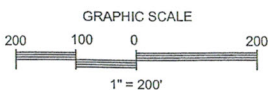
VICINITY MAP NOT TO SCALE

NOTES

1. THIS PROPERTY SUBJECT TO ANY RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND / OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.
2. SUBJECT PARCELS 078-00-00-068-000 & 078-00-00-072-000
3. REFERENCES: PLAT CAB E /S3P7, DEED BOOK 696 PAGE 162 DEED BOOK 1097 PAGE 301
4. NO NEW PROPERTY LINES OR PARCELS CREATED.

LEGEND

- PROPERTY CORNER FOUND (AS DESCRIBED)
- PROPERTY CORNER SET (#5 REBAR)
- CALCULATED POINT
- NIP NEW IRON PIN
- N/F NOW OR FORMALLY
- POWER POLE



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21 AND 15 OF CLASS A STANDARD. THE AREA (IS SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

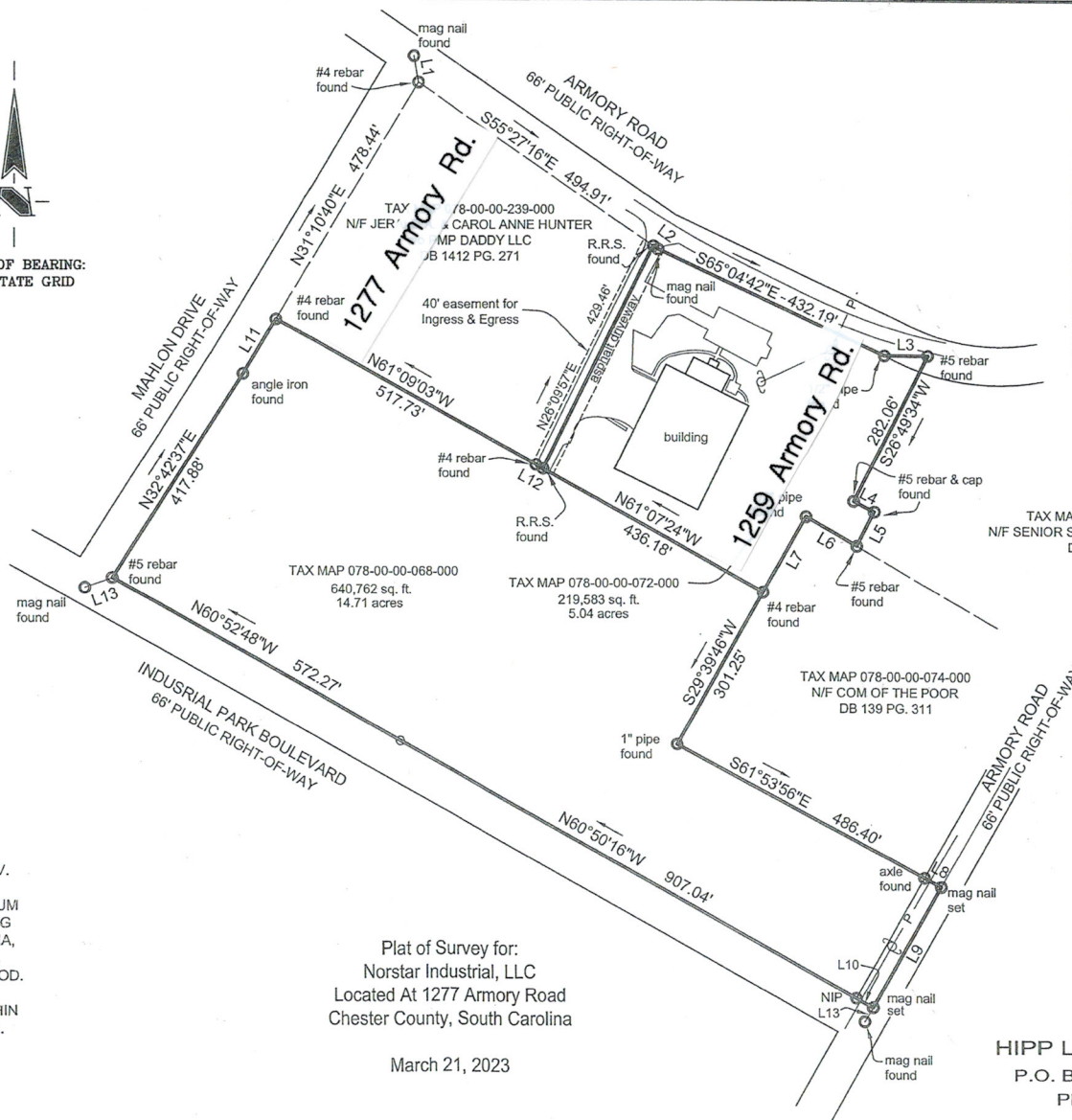
Plat of Survey for:
Norstar Industrial, LLC
Located At 1277 Armory Road
Chester County, South Carolina

March 21, 2023

WILLIAM V. HIPPI, P.L.S. 17567

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.92	N09°58'44"W
L2	10.09	S54°11'42"E
L3	75.49	N89°57'19"E
L4	40.04	S63°13'53"E
L5	65.96	S26°52'46"W
L6	100.98	N60°19'28"W
L7	149.18	S29°43'17"W
L8	33.27	S61°53'56"E
L9	240.15	S29°46'22"W
L10	33.00	N60°50'20"W
L11	110.16	N31°10'40"E
L12	14.28	N60°53'13"W
L13	28.14	N30°19'59"E

BASIS OF BEARING:
S.C. STATE GRID

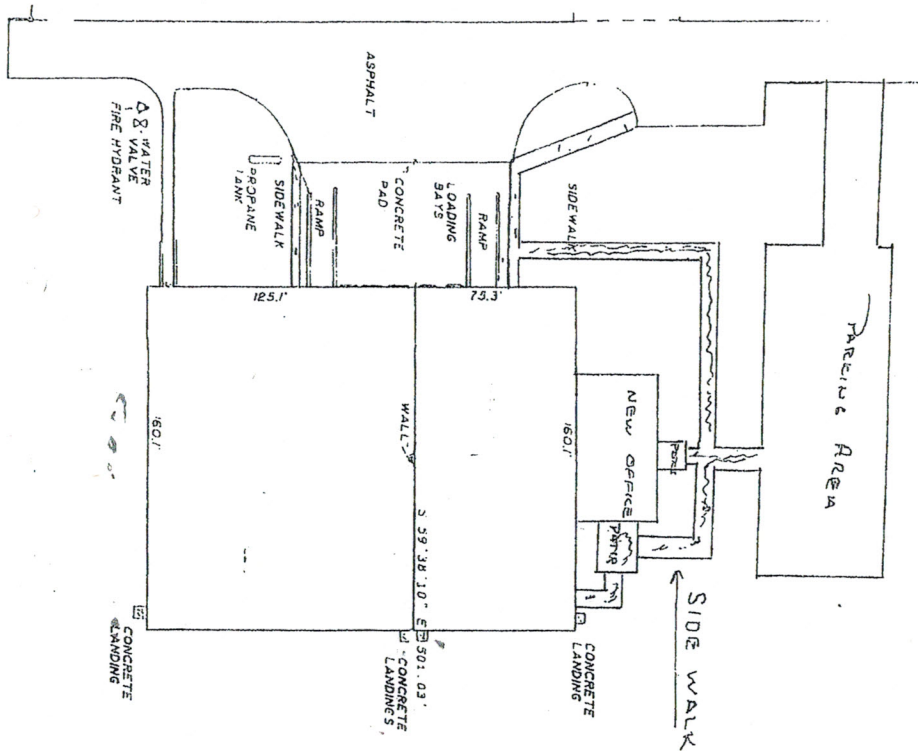


TAX MAP 078-00-00-217-000
N/F SENIOR SER. INC. OF CHESTER CO.
DB 711 PG. 45

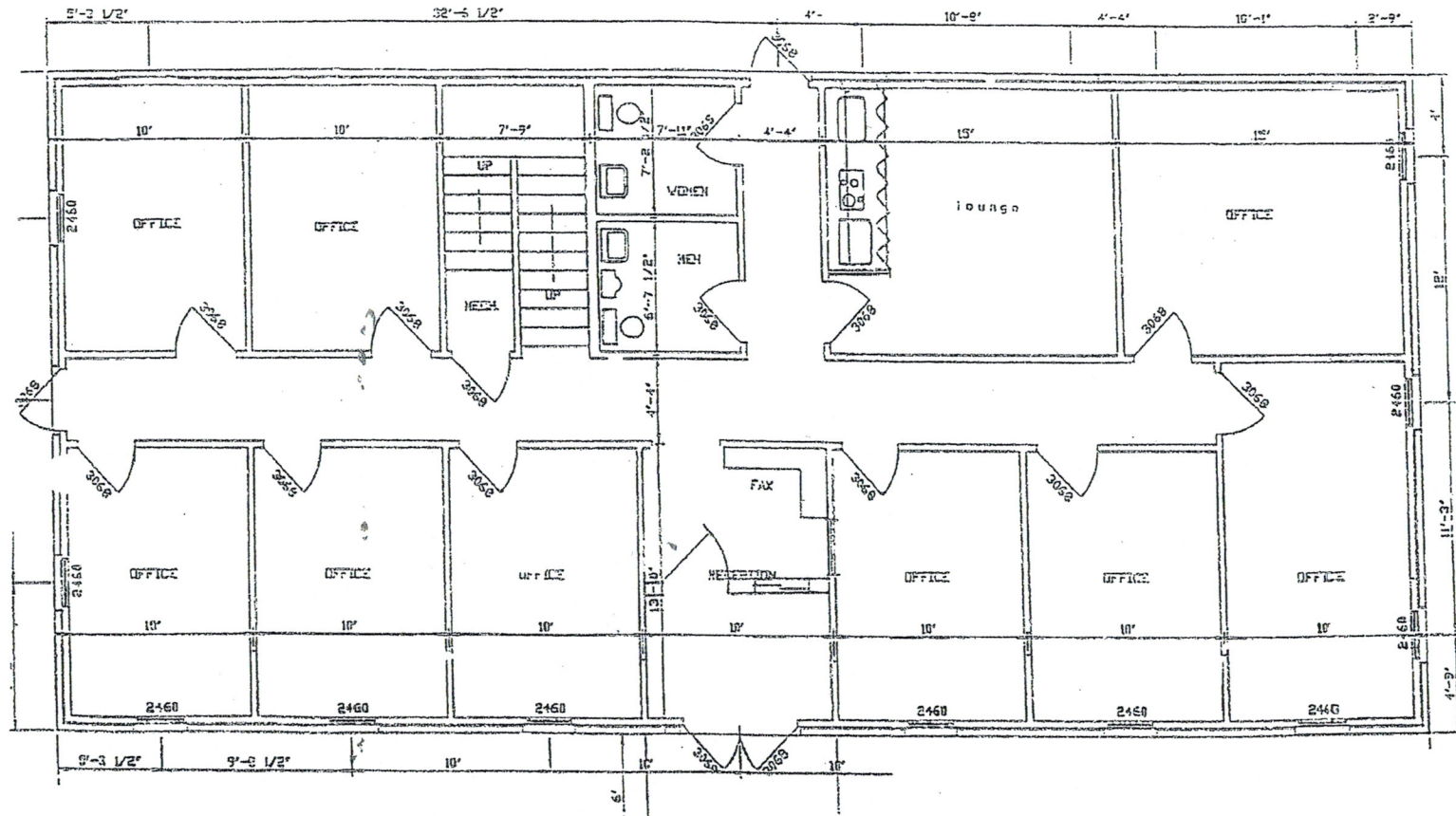
TAX MAP 078-00-00-074-000
N/F COM OF THE POOR
DB 139 PG. 311

HIPP LAND SURVEYING, INC.
P.O. Box 87 Richburg, SC, 29729
PHONE (803) 789 3716

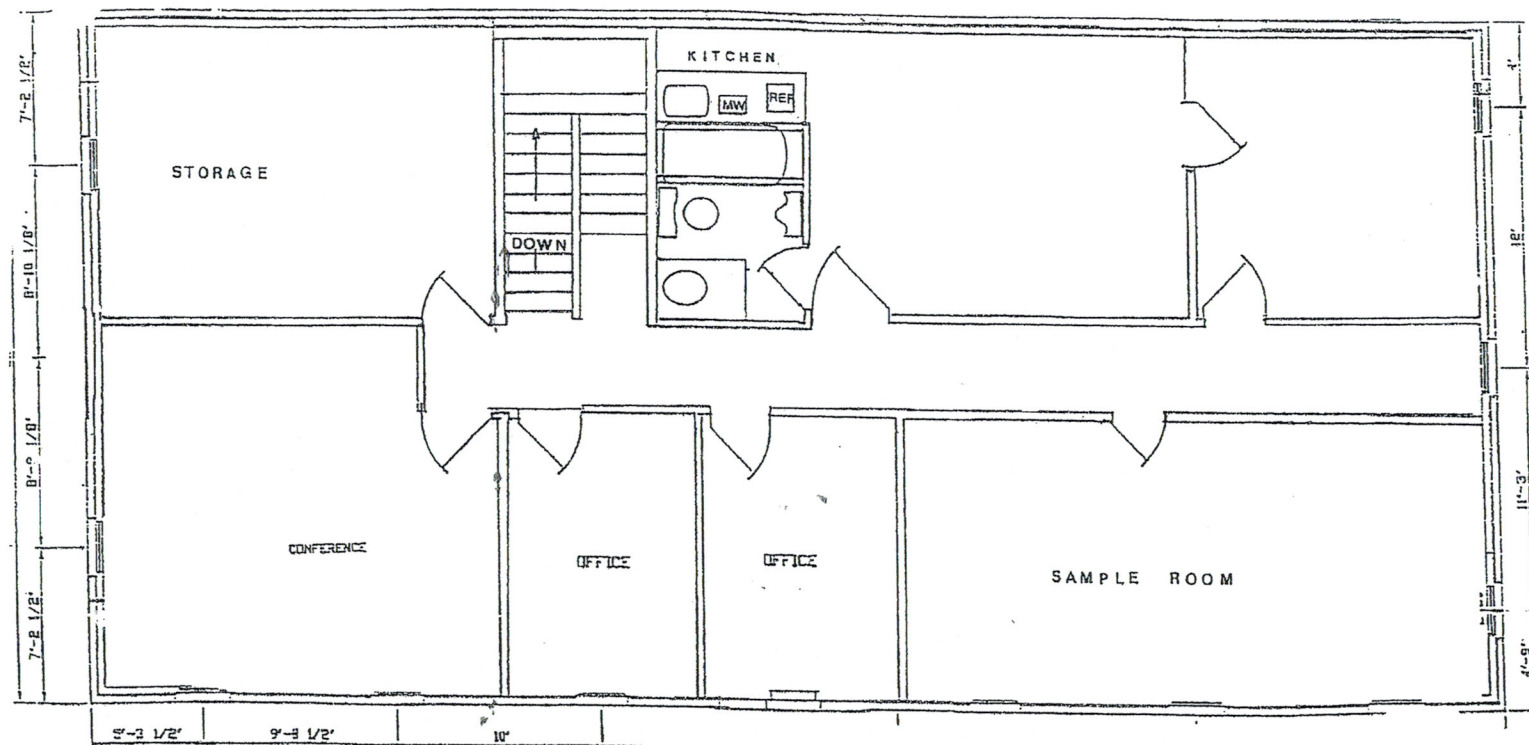
Sheet 1 of 1



First Floor Office



Second Floor Office



For additional information:



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