



**412 GROVES ST** | **BUILDING B**  
LUGOFF, SC 29078

AVAILABLE FOR SALE AND LEASE  
**INDUSTRIAL BUILDING**

198,853 SF  
39.02 Acres



# PROPERTY SPECIFICATIONS

## GENERAL

- **Building Size:** 198,853 SF
- **Lot Size:** 38.90 AC
- **Condition of Property:** Very good
- **Year Built/Renovated:** 1975/1990
- **Office:** Approximately 8,000 of main office with numerous support offices in the plant
- **Clear Height:** 18' – 21'
- **Column Spacing:** Varies, but primarily 40' x 48'
- **Lighting:** LED on motion sensors (installed Q4 2024)
- **Cranes:** Two 3 ton bridge cranes with 48' span, 160' travel and 16' under hook height
- **Zoning:** I-1 Industrial
- **Parking:** Paved parking for approximately 120 vehicles
- **Security:** Fenced and gated grounds with a security guard building

## FIRE PROTECTION

- **Sprinkler System:** Wet, 100% coverage. Density ranges from .15 GPM/1500 SF to .8 GPM/1375 SF

## CONSTRUCTION

- **Floors:** Reinforced concrete
- **Walls:** Primarily concrete block with some insulated metal
- **Roof:** ½ is a white Firestone rubber membrane installed in 2007. The other ½ is a mixture of insulated standing seam metal, built up tar & gravel and a ballasted rubber membrane.

## TRUCK LOADING

- **Dock Doors:** Eight 8' x 10' dock high doors
- **Drive in Door:** One 8' x 10' drive in ramp

## UTILITIES

- **Gas:** Supplied by Dominion Energy with a 2" steel line
- **Power:** Supplied by Duke Energy, 480V, 3 Ph., 4,000A, 3000A & 1,200A GE switchgear panels
- **Water:** Supplied by Lugoff-Elgin Water Authority
- **Sewer:** Supplied by Kershaw County

## MECHANICALS

- **HVAC:** Office heated and cooled via rooftop package units. A portion of the plant was cooled via chillers and air washer systems.
- **Chiller:** Trane, 1987 model, 500 ton
- **Cooling Tower:** Two Marley cooling towers
- **Boiler:** Cleaver Brooks, natural gas, 1988 model, 150 HP
- **Compressed Air:** Air compressors have been removed but airlines remain in the plant.

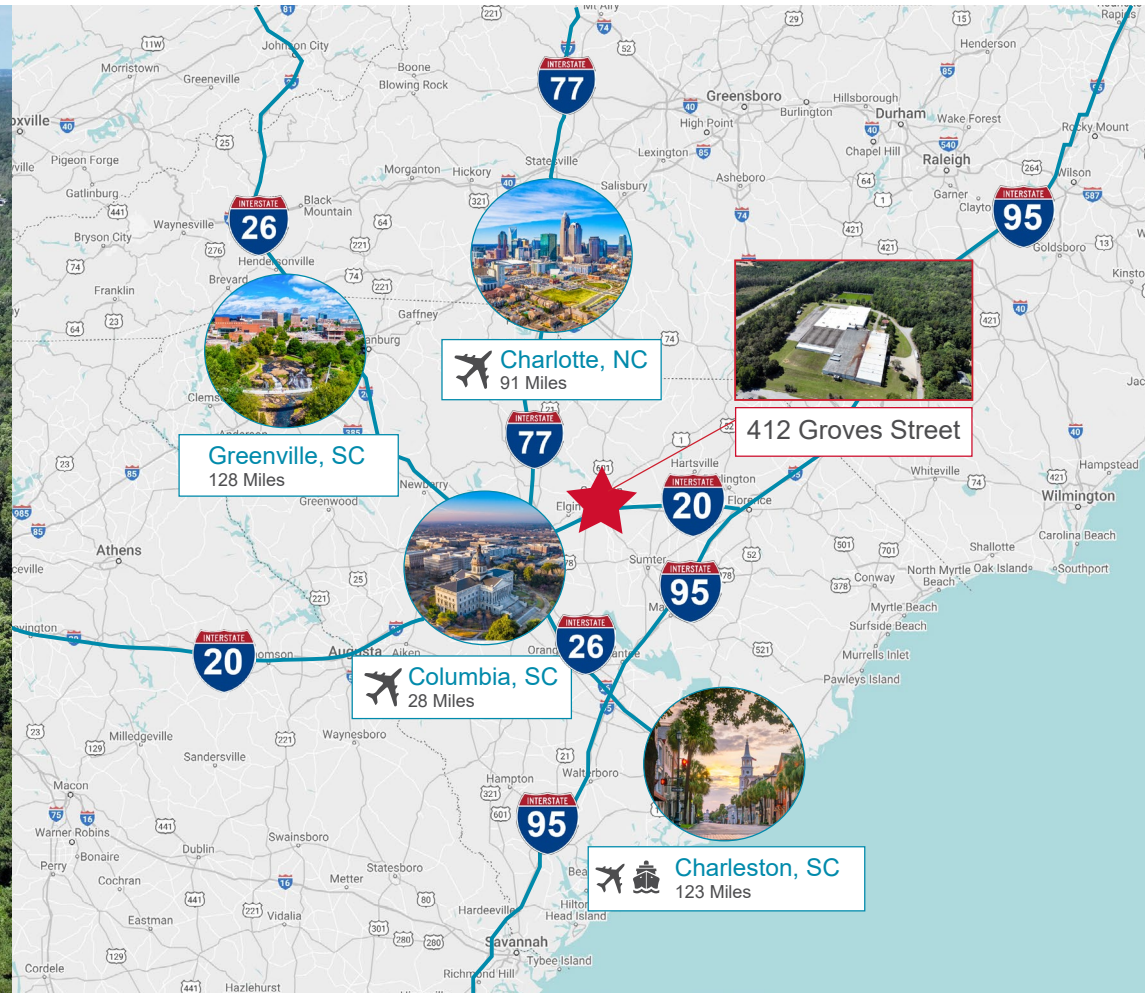
## TRANSPORTATION:

- Located 2 miles north of I-20 via HWY 601 (exit 92) and 19 miles east of I-77
- Located 38 miles northeast of the Columbia Metropolitan Airport
- Located 114 miles north of the North Charleston Port
- Located 93 miles south of the Charlotte Douglas International Airport



**Shaun Kirchin**  
Partner & Senior Vice President  
**803.413.7169**  
skirchin@binswanger.com

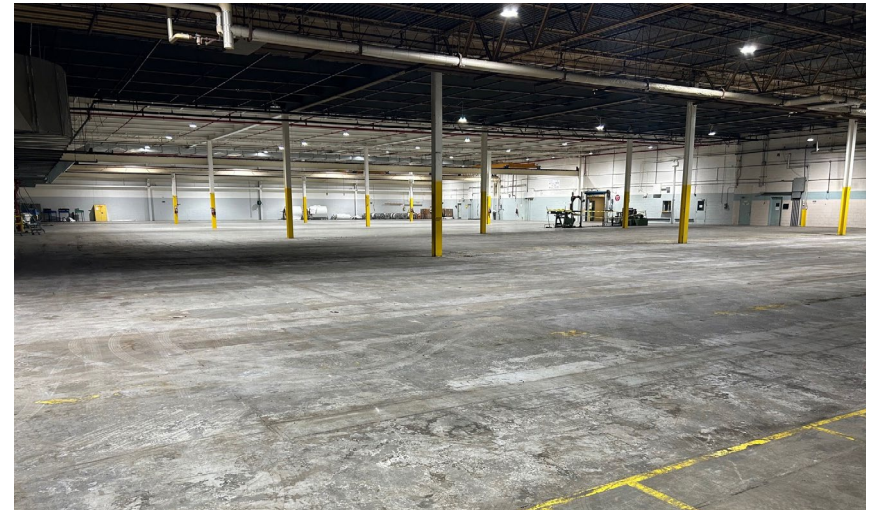
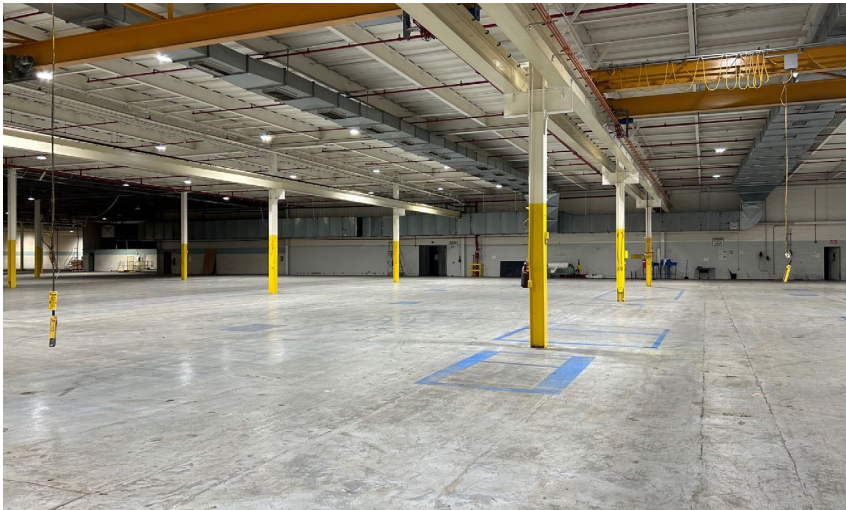
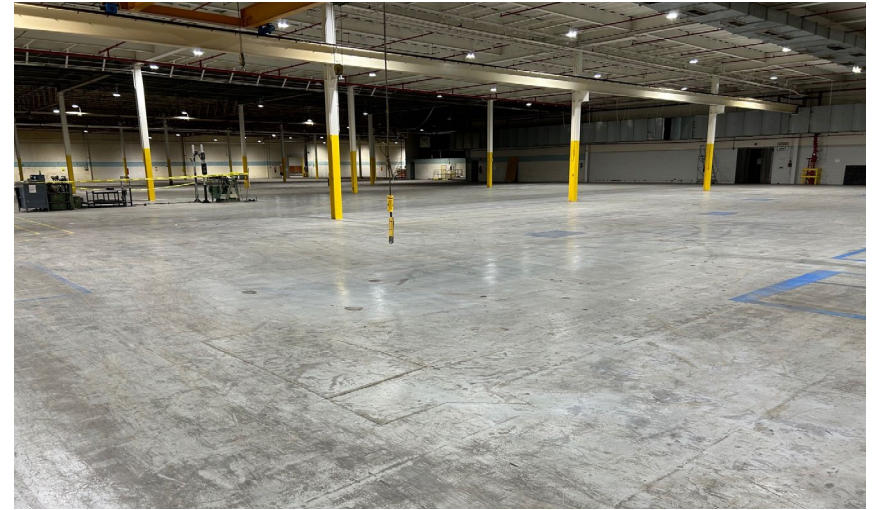
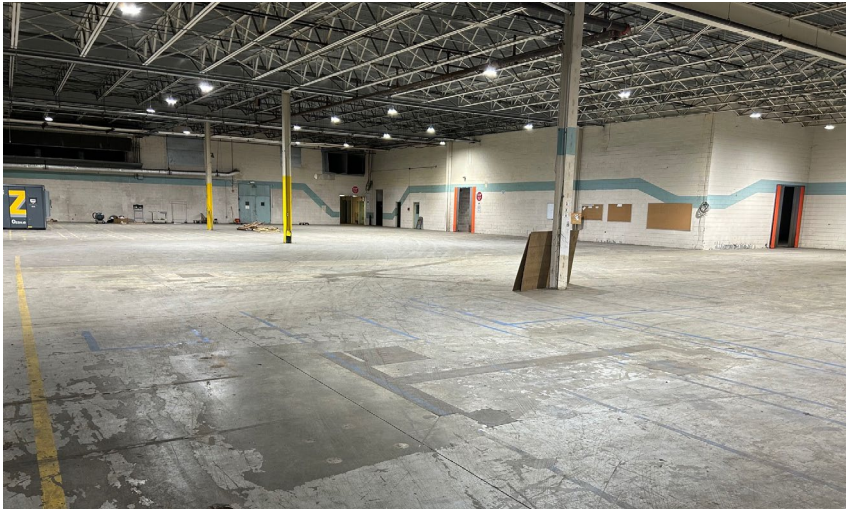
Columbia, SC



**Shaun Kirchin**  
Partner & Senior Vice President  
803.413.7169  
skirchin@binswanger.com



## PHOTOS - INTERIOR



**Shaun Kirchin**  
Partner & Senior Vice President  
**803.413.7169**  
[skirchin@binswanger.com](mailto:skirchin@binswanger.com)

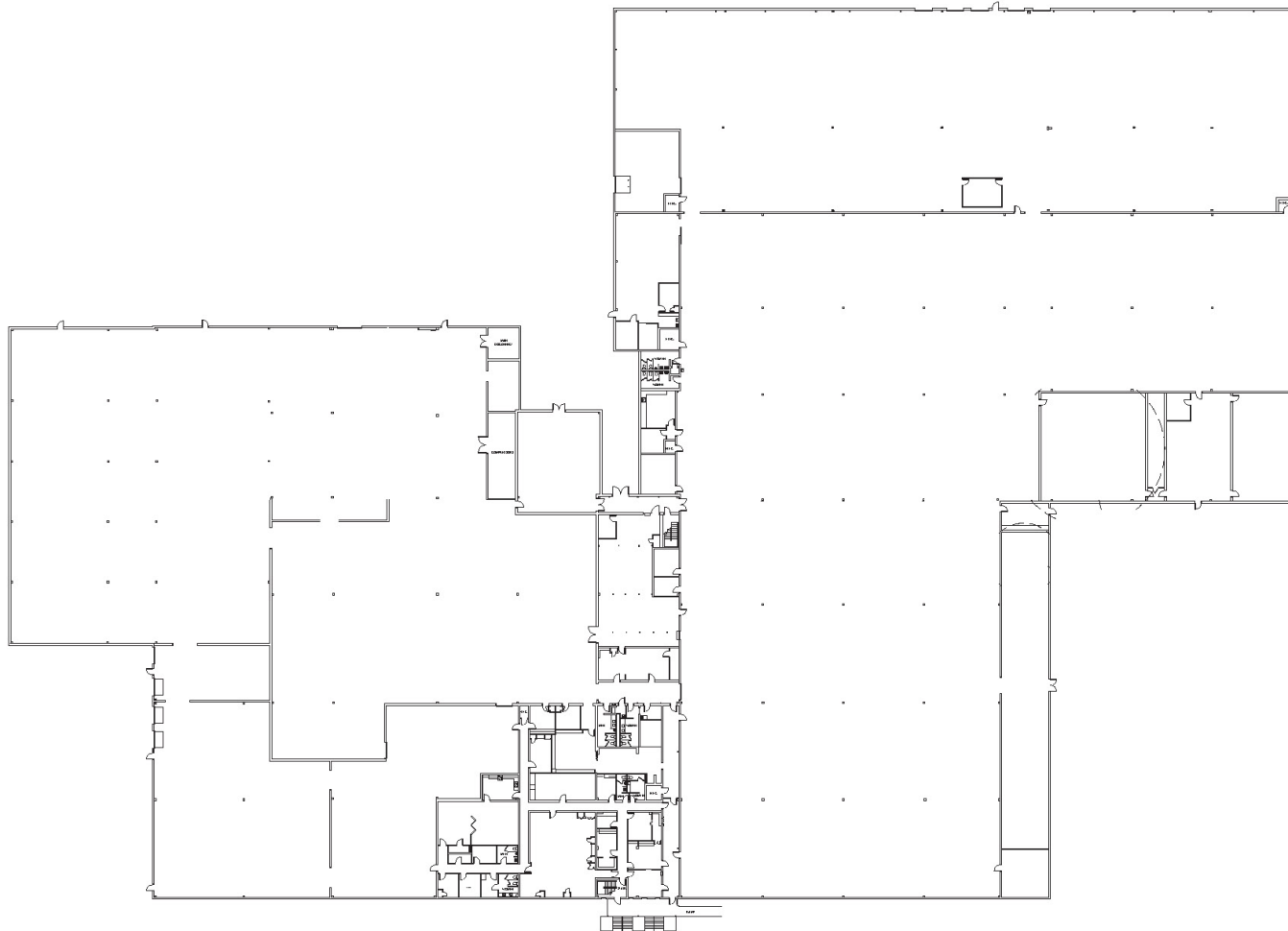


## PHOTOS - EXTERIOR



**Shaun Kirchin**  
Partner & Senior Vice President  
803.413.7169  
skirchin@binswanger.com

# FLOOR PLAN



BUILDING B  
AS BUILT - 1 OF 1  
412 GROVES STREET, LUGOFF, SC, SF 28078  
VERIFY SF  
NOT TO SCALE  
DATE: OCTOBER 1, 2022



**Shaun Kirchin**  
Partner & Senior Vice President  
**803.413.7169**  
[skirchin@binswanger.com](mailto:skirchin@binswanger.com)