

AVAILABLE



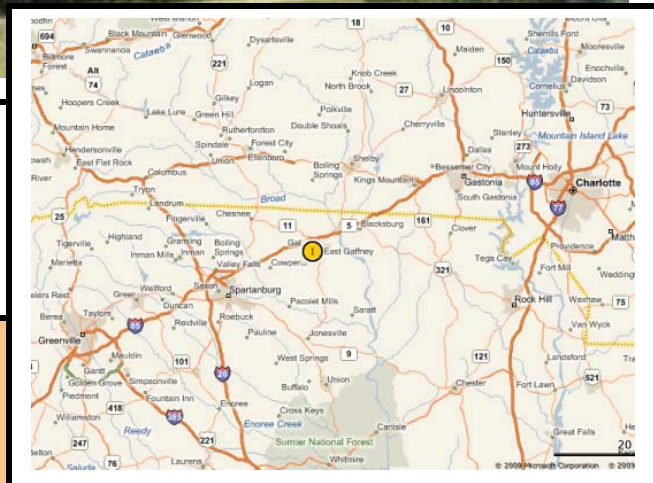
FOR SALE/LEASE GAFFNEY, SC

Former Hamrick's Plant #5 Facility
+/- 138,242 sq. ft. Manufacturing/Warehouse
178 Hyatt Street, Gaffney, SC 29341-1551

FEATURES:

- ☑ +/- 136,742 sq. ft. manufacturing/warehousing
- ☑ +/- 1,500 sq. ft. office space
- ☑ +/- 8.52 acres (400' of frontage on Hwy 105)
- ☑ 3-Phase: 240/480V (Office: 120/240V)
 - ☐ 400 amp panels
- ☑ (7) Total Dock-high doors
 - ☐ (5) 8' x 10' Overhead Door Steel Roll-up
 - ☐ (2) 12' x 12' Horizontal-sliding doors
- ☑ (2) 10' x 12' Drive-in door
- ☑ Fenced Truck Court and Parking Area
- ☑ Ceiling Heights:
 - ☐ **Section A:** 14' 4" eave to 18' 5"
 - ☐ 11' 10" to 15' 5" under main support beams
 - ☐ **Section B:** 13' 5" eave to 18' 2"
 - ☐ 12' 1" to 15' 10" under main support beams
 - ☐ **Section C:** 14' eave to 18'
 - ☐ 12' 6" to 15' under main support beams
- ☑ Fluorescent Lighting throughout
- ☑ Natural Gas Space Heaters in Warehouse
- ☑ HVAC System in Offices and Processing Area
- ☑ Ample Skylights
- ☑ Ample Industrial Exhaust fans
- ☑ Column Spacing: 25' x 60'
- ☑ ALL UTILITIES:
 - ☐ Water – Gaffney BPW (8" main)
 - ☐ Sewer – Gaffney BPW (8" main)
 - ☐ Gas – Piedmont Natural Gas (4" main)
 - ☐ Power – Gaffney BPW (3-phase, 1200A)
 - ☐ Fire – Gaffney Fire Dept. (ISO 4)
- ☑ Alarm System
- ☑ Tax Incentives for Relocation to Gaffney
- ☑ Ideal Industrial Location
 - ☐ I-85: < 2.4 miles
 - ☐ I-26: < 21.5 miles
 - ☐ BMW Assembly Plant: < 30.8 miles
 - ☐ GSP International Airport: < 36.3 miles
 - ☐ Charlotte-Douglas Intl.: < 52.5 miles
 - ☐ Port of Charleston, SC: < 203.9 miles
 - ☐ Spartanburg, SC: < 22.6 miles
 - ☐ Greenville, SC: < 47.4 miles
 - ☐ Charlotte, NC: < 57.8 miles
 - ☐ Asheville, NC: < 84.8 miles
 - ☐ Columbia, SC: < 116 miles

Lease Rate: \$2.25 NNN
Sale Price: \$990,000



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