



PROPERTY OVERVIEW:

BUILDING NAME:	Garment Technologies Facility
LOCATION:	
Street	349 Huntington Road
City, State, Zip	Gaffney, SC
County	Cherokee
CHEROKEE COUNTY TAX MAP IDENTIFICATION #:	081-00-00-023.007
PROPERTY TYPE:	Industrial
LAND USE / IMPROVEMENT TYPE:	22 - Tax Commission
ZONING:	None.
EFFECTIVE REAL PROPERTY TAXES (2007):	
District:	10 (Inside City Limits)
Total Value:	
Assessed Value	
Millage Rate:	240.3 (County) 107.9 (City)
Tax Rate:	10.50%
= Effective Tax: (2007)	\$#,### (County) \$#,###(City)
Total Effective Taxes (2007)	#####
UTILITIES:	<u>Service Provider:</u>
Power	Board of Public Works
Water	Board of Public Works (6" Main on Huntington Road)
Sewer	Board of Public Works (8" Main on Huntington Road)
Gas	Piedmont Natural Gas (2" Main on Huntington Road)
Telecommunications	BellSouth (High Speed Access Available)
MAJOR HIGHWAYS, CITIES, & AIRPORTS:	
Interstate 85	2 Miles
Interstate 26	22 Miles
Charlotte, NC	56 Miles
Greenville, SC	48 Miles
Atlanta, GA	191 Miles
Greenville / Spartanburg Int'l Airport	45 Miles
Charlotte Douglas Int'l Airport	45 Miles

BUILDING SPECIFICATIONS

SQ. FT. BREAKDOWN:		<u>Dimensions</u>	<u>Approx. Sq. Ft.</u>
Office Area:	Waiting / Receptionist Area	32' x 20'	640
	Conference Room	18' x 14'	252
	Office	12' x 20'	240
	Hallway	23' x 5'	115
	Restroom	8' x 5'	40
	Total Office Area		1,287
Warehousing Area:	Warehouse	168' x 160'	26,880
	Total Warehousing Area		<u>26,880</u>
	TOTAL BUILDING AREA		28,167

COLUMNS & COLUMN SPACING: 14 (20' x 58/59' spacing)

CEILING HEIGHTS:
Office Area 8'
Warehouse 13' 10" eave to 18' 3" (11' 8" eave to 15' 8" under main support beams)

LAND ACREAGE: 1.13 Acres

SHAPE, TOPOGRAPHY: Level

CONDITION: Good (Sound)

DATE OF CONSTRUCTION: 1980

BUILDING CONSTRUCTION:
Foundation Continuous Footing
Exterior Walls Cement Block
Floor Finish 4" Concrete
Roofing Double-Pitch Metal Shingle

LOADING DOCKS:
Quantity (Interior Docks) 3 Docks
Size 8' x 8'
Type Steel Roll-up
Levelers N
Locks N
Bumpers Y
Seals Y
Lights Y
Electric Openers N
Dock Canopy N
Concrete Pad N
Truck Court Y

DRIVE-IN DOORS: (1) 12' x 10' Steel Roll-up

PARKING: Paved parking lot in front of building
Truck Court with Ample Access and Parking

HEATING & AIR CONDITIONING:
Office Area 100% HVAC
Warehouse 6 Suspended Space Heaters

ELECTRICAL: 800A, 480/277, 3-phase, 4-wire, 60 Hz
400A, 480/277, 3-phase, 4-wire, 60 Hz
200A, 240V
100A, 125/250, 240/480 Max

LIGHTING: Fluorescent and Metal Halide

FIRE PROTECTION:
Coverage: 100%
Type of System: WET
Manufacturer: Grinnell Fire Protection Systems Co., Inc.
Model: 4-Alarm Valve Model F2001
System Demand: 175 P.S.I.
Date of Manufacture: 1986

COMPRESSED AIR: NONE

OTHER: (4) Industrial Exhaust Fans
(16) Skylights

Exclusive Listing Broker



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