



### Property/Location

**Building Name:** Crenshaw Spec Building 3  
**Address:** 3173 Crenshaw Parkway  
**City:** Richburg  
**Tax Map ID:** 115-54-200

### Sale/Lease Information

**Sale:** Negotiable  
**Lease:** \$4.35/sq ft, plus Taxes, Insur., Maint.  
**Date Available:** Immediately

### Property Information

**Year Built:** 1998  
**Former Use:** New Building  
**Condition:** Average  
**Area:**  
Office: 2,400 sq ft/223.06 sq m  
Manufacturing: 30,000 sq ft/2,788.2 sq m  
Total: 32,400 sq ft/3,011.26 sq m

### Construction

**Floor:** To Suit Occupant  
**Walls:** Insulated Metal  
**Roof:** Insulated Metal

### Interior Features

**Height Under Beam (Center):**  
**Clear Height at Center:** 27.00 ft/8.23 m  
**Height Under Beam (Eaves):**  
**Clear Height at Eaves:** 21.00 ft/6.4 m  
**Clear Span Distance:** 23.10 ft/7.04 m  
**Column Spacing:** 75'x25'  
**Heated Area:** To Suit Occupant  
**Air Conditioned Area:** To Suit Occupant  
**Lighting Type:** To Suit Occupant  
**Sprinkler Coverage:** To Suit Occupant

### Exterior Features

**Drive in Doors:** 1  
**Loading Docks:** 3  
**Parking Spaces:**  
**Site Size:** 5.1 ac/2.06 ha

### Transportation Accessibility

**Interstate:** I-77: 0.62 miles/1 km  
**Port:** Charleston: 164 miles/264 km  
**Rail Line:** No Rail Access  
**Commercial Airport:** CLT International: 35.5 miles/57km  
**Civil Airport:** Chester Catawba: 12 miles/19 km



### Utilities/Services

**Water Service Provider:** Chester Metro. District  
**Water Main Diameter:** 24 inch/61 cm  
**Sewer Service Provider:** Chester Sewer District  
**Sewer Main Diameter:** 8 inch/20.3 cm  
**Sewer Type (Force or Gravity):** Gravity  
**Natural Gas Provider:** Chester Co. Natural Gas  
**Natural Gas Line Diameter:**  
**Primary Electricity Provider:** Duke Energy  
**Telecom Provider:** Tru Vista Telecomm.  
**Fiber Optics Provider:** Tru Vista Telecomm.  
**Cable Provider:** Tru Vista Telecomm.  
**Fire Department:** Richburg  
**Distance to Fire Dept.:** 2.5 miles/4 km  
**Fire Dept. ISO Rating:** 7



This is a product of the Office of Economic Development for Chester County. The information is derived from various sources and this department does not guarantee its accuracy nor make any representations concerning the suitability of the property for your purpose.