



Property/Location

Building Name: Eagle Family Foods
Address: 515 Saluda Street
City: Chester
Tax Map ID: 79-3-1-3

Sale/Lease Information

Sale: \$575,000
Lease:
Date Available: Immediately

Property Information

Year Built: 1940
Former Use: Coffee Creamer Mfg.
Condition: Good
Area:
Office: 3,974 sq ft/369 sq m
Manufacturing: 80,024 sq ft/7,437 sq m
Total: 83,998sq ft/7,807sq m

Construction

Floor: Concrete
Walls: Brick and Concrete
Roof: Rubber

Interior Features

Height Under Beam (Center):
Clear Height at Center: 24.00 ft/7.32 m
Height Under Beam (Eaves):
Clear Height at Eaves: 14.00 ft/4.27 m
Clear Span Distance:
Column Spacing: 75'x25'
Heated Area: 60%
Air Conditioned Area: 60%
Lighting Type: Metal Halide
Sprinkler Coverage: 60%

Exterior Features

Drive in Doors: 1
Loading Docks: 6
Parking Spaces:
Site Size: 4.8 ac/1.94 ha

Transportation Accessibility

Interstate: I-77: 11 miles/18 km
Port: Charleston: 166 miles/268 km
Rail Line: Norfolk Southern
Commercial Airport: CLT International: 41 miles/66 km
Civil Airport: Chester Catawba: 6 miles/9 km



Utilities/Services

Water Service Provider: Chester Metro. District
Water Main Diameter: 8 inch/20.32 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: Chester City Fire Dept.
Distance to Fire Dept.: 1.3 miles/2.1 km
Fire Dept. ISO Rating: 4



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