



Property/Location

Building Name: Schlegel
Address: 742 J A Cochran Bypass
City: Chester
Tax Map ID:

Sale/Lease Information

Sale: \$2,600,000
Lease: Negotiable
Date Available: Immediately

Property Information

Year Built: 1961
Former Use: Polishing Felt Mfg.
Condition: Average
Area:
Office: 16,000 sq ft/1,487 sq m
Manufacturing: 100,000 sq ft/9,294 sq m
Total: 116,000 sq ft/10,781 sq m
Construction:
Floor: Concrete (6-8 in)
Walls: Insulated Brick and Concrete Block
Roof: Insulated Built-up & Tar Gravel

Interior Features

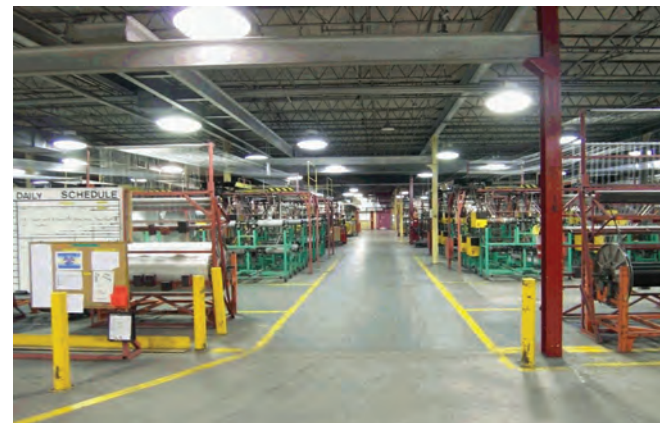
Height Under Beam (Center):
Clear Height at Center: 29.75 ft/9.07 m
Height Under Beam (Eaves):
Clear Height at Eaves: 14.00 ft/4.27 m
Clear Span Distance:
Column Spacing: 30 feet
Heated Area: 100%
Air Conditioned Area: 100%
Lighting Type: Fluor. and Metal Halide
Sprinkler Coverage: 100%

Exterior Features

Drive in Doors: 3
Loading Docks: 3
Parking Spaces: 112
Site Size: 17 ac/6.88 ha

Transportation Accessibility

Interstate: I-77: 12.8 miles/20.6 km
Port: Charleston: 166 miles/267 km
Rail Line: Norfolk Southern - 0.24 mi/0.39 km
Commercial Airport: CLT International: 44 miles/70.6 km
Civil Airport: Chester Catawba: 7.7 miles/12.3 km



Utilities/Services

Water Service Provider: Chester Metro. District
Water Main Diameter: 20 inch/50.8 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: 2.00 inch/5.08 cm
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.: 1.88 miles/3.02 km
Fire Dept. ISO Rating: 4



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