



Property/Location

Building Name: F. Schumacher
Address: 1247 Frederic Drive
City: Richburg
Tax Map ID: 115-26 (ID-1) & 115-95 (LC)

Sale/Lease Information

Sale: \$6,900,000
Lease: \$2.50/sq ft, plus Taxes, Insur., Maint.
Date Available: Immediately

Property Information

Year Built: 1990
Former Use: Cut & Sew and Warehouse
Condition: Good

Area:
Office: 33,000 sq ft/3,067 sq m
Manufacturing: 493,573 sq ft/45,873 sq m
Total: 526,573 sq ft/48,940 sq m

Construction

Floor: Concrete (6 inch)
Walls: Concrete Panels
Roof: Insulated Metal

Interior Features

Height Under Beam (Center):
Clear Height at Center: 23.25 ft/7.09 m
Height Under Beam (Eaves):
Clear Height at Eaves: 12.50 ft/3.81 m
Clear Span Distance:
Column Spacing: 53'x40'
Heated Area: 100%
Air Conditioned Area: 100%
Lighting Type: Fluorescent
Sprinkler Coverage: 100%

Exterior Features

Drive in Doors: 1
Loading Docks: 20
Parking Spaces: 412
Site Size: 56.13 ac/22.72 ha

Transportation Accessibility

Interstate: I-77: 1.5 miles/2.4 km
Port: Charleston: 165 miles/265.5 km
Rail Line: No Rail Access
Commercial Airport: CLT International: 36 miles/58 km
Civil Airport: Chester Catawba: 11.8 miles/19 km



Utilities/Services

Water Service Provider: Chester Metro. District
Water Main Diameter: 10 inch/25.4 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: 4 inch/10.16 cm

Primary Electricity Provider: Duke Energy

Telecom Provider: Tru Vista Telecomm.
Fiber Optics Provider: Tru Vista Telecomm.
Cable Provider: Tru Vista Telecomm.

Fire Department: Lando
Distance to Fire Dept.: 3.33 miles/5.36 km
Fire Dept. ISO Rating: 7



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