



Property/Location

Building Name: Springs Close Plant
Address: 2251 Catawba River Road
City: Fort Lawn
Tax Map ID: 203-04-03-009

Sale/Lease Information

Sale: Lease Only
Lease: \$2.25/sq ft, plus Taxes, Insur., Maint.
Date Available: Immediately

Property Information

Year Built: 1988
Former Use: Home furnishings mfg.
Condition: Good
Area:
Office: 4,560 sq ft/424 sq m
Manufacturing: 231,650 sq ft/21,530 sq m
Total: 236,210 sq ft/21,953 sq m

Construction

Floor: Concrete
Walls: Insulated Concrete Panels
Roof: Insulated Membrane

Interior Features

Height Under Beam (Center): 31.00 ft/9.45 m
Clear Height at Center: 33.00 ft/10.06 m
Height Under Beam (Eaves): 15.00 ft/4.57 m
Clear Height at Eaves: 16.40 ft/5.00 m
Clear Span Distance:
Column Spacing: 45'x40'
Heated Area: 45%
Air Conditioned Area: 44%
Lighting Type: Metal Halide
Sprinkler Coverage: 100%

Exterior Features

Drive in Doors:
Loading Docks: 33
Parking Spaces: 260
Site Size: 77.2 ac/31.24 ha

Transportation Accessibility

Interstate: I-77: 8.8 miles/14.1 km
Port: Charleston: 158 miles/255 km
Rail Line: No Rail Access
Commercial Airport: CLT International: 40 miles/64 km
Civil Airport: McWhirter Field: 4.2 miles/6.7 km



Utilities/Services

Water Service Provider: Chester Metro. District
Water Main Diameter: 12 inch/30.5 cm

Sewer Service Provider: City of Lancaster
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: Fort Lawn
Distance to Fire Dept.: 0.41 miles/0.66 km
Fire Dept. ISO Rating: 7/9



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