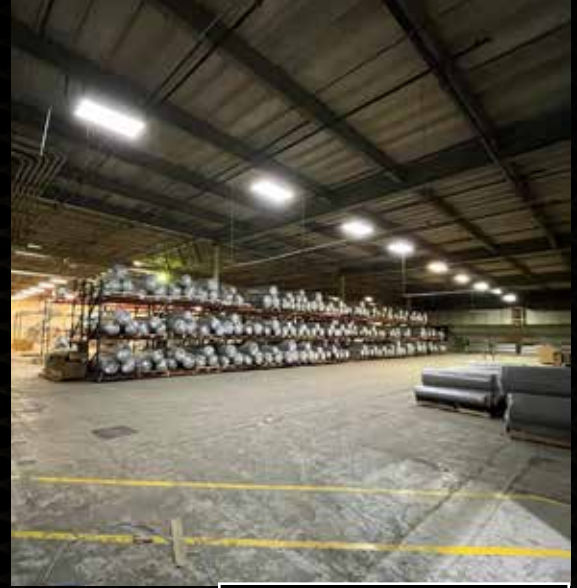


TWO BUILDINGS AVAILABLE FOR LEASE OR SALE

412 GROVES STREET | BUILDING A & B | LUGOFF, SC 28078

BUILDING A



BUILDING B



JASON SCHNITTGER
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BUILDING A



BUILDING A DETAILS:

- PARCEL ID: 324-0-00-009
- LAND SIZE: 25.2 ACRES
- BUILDING SIZE: 198,853 SF
- OFFICE SIZE: ---
- 1 DRIVE-IN
- 7 DOCKS DOOR
- CLEAR HEIGHT: ---
- YEAR BUILT/RENOVATED: 1975/1990
- SPRINKLERED
- PARKING SPACES: 90



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BUILDING B



BUILDING B DETAILS:

- PARCEL ID: 324-0-00-048
- LAND SIZE: 28.75 ACRES
- BUILDING SIZE: 101,820 SF
- WAREHOUSE: 96,320 SF
- OFFICE SIZE: 5,500 SF
- 1 DRIVE-IN
- 6 DOCK HIGH (5 W/ DOCK EQUIPMENT)
- CLEAR HEIGHT: N/A
- YEAR BUILT: 1998
- SPRINKLERED: WET
- PARKING SPACES: 40

- BUILDING EXPANDABLE
- OUTSIDE STORAGE AVAILABLE



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SITE PLAN

BUILDING EXPANSION OR OUTSIDE STORAGE

BUILDING B

DOCK DOORS

ENTRANCE

BUILDING A

ENTRANCE

LOADING

DOCK DOORS

ENTRANCE

CHARLOTTE

1.30
HOUR

RALEIGH

3
HOURS

COLUMBIA

33
MIN.

GREENSBORO

2.50
HOUR

ATLANTA

3.30
HOUR

PORT OF
CHARLESTON

2.10
HOUR

412
GROVES STREET



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