



BINSWANGER

1201 PEACHTREE STREET, N.E., 400 COLONY SQUARE, SUITE 1020, ATLANTA, GA 30361
404-892-4100 • FAX 404-892-1765 • E-MAIL: INFO@BINSWANGER.COM



DANA CORPORATION

+/- 82,000 SQUARE FEET +/- 8.7 ACRES

LUGOFF, SOUTH CAROLINA



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FORMER DANA CORPORATION 1255 COMMERCE DRIVE LUGOFF, SC 29078

SIZE:	Approximately 82,000 square feet
NUMBER OF BUILDINGS:	One single story industrial building
GROUND:	Approximately 8.7 acres
CONSTRUCTION:	Floors: 8" reinforced concrete Walls: Insulated concrete panels Roof: Rubber membrane Columns: Steel
DATE OF CONSTRUCTION:	1987
CONDITION OF PROPERTY:	Excellent
CEILING HEIGHTS:	20' at the eaves, at the center
COLUMN SPACING:	50' x 50'
POWER:	Supplied by Progress Energy. Square D 480/277V, 3 phase, 4 wire switchgear. Power bus bars located in the manufacturing area. 1000KVA pad mounted transformer
NATURAL GAS:	Supplied by South Carolina Electric & Gas
WATER:	Supplied by Towns of Lugoff & Elgin
SEWER:	Supplied by Kershaw County, 8" main

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

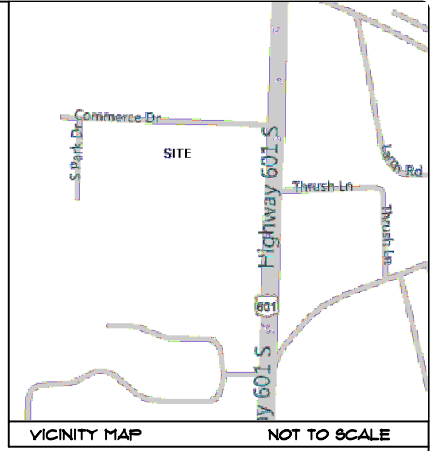
REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY
Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON
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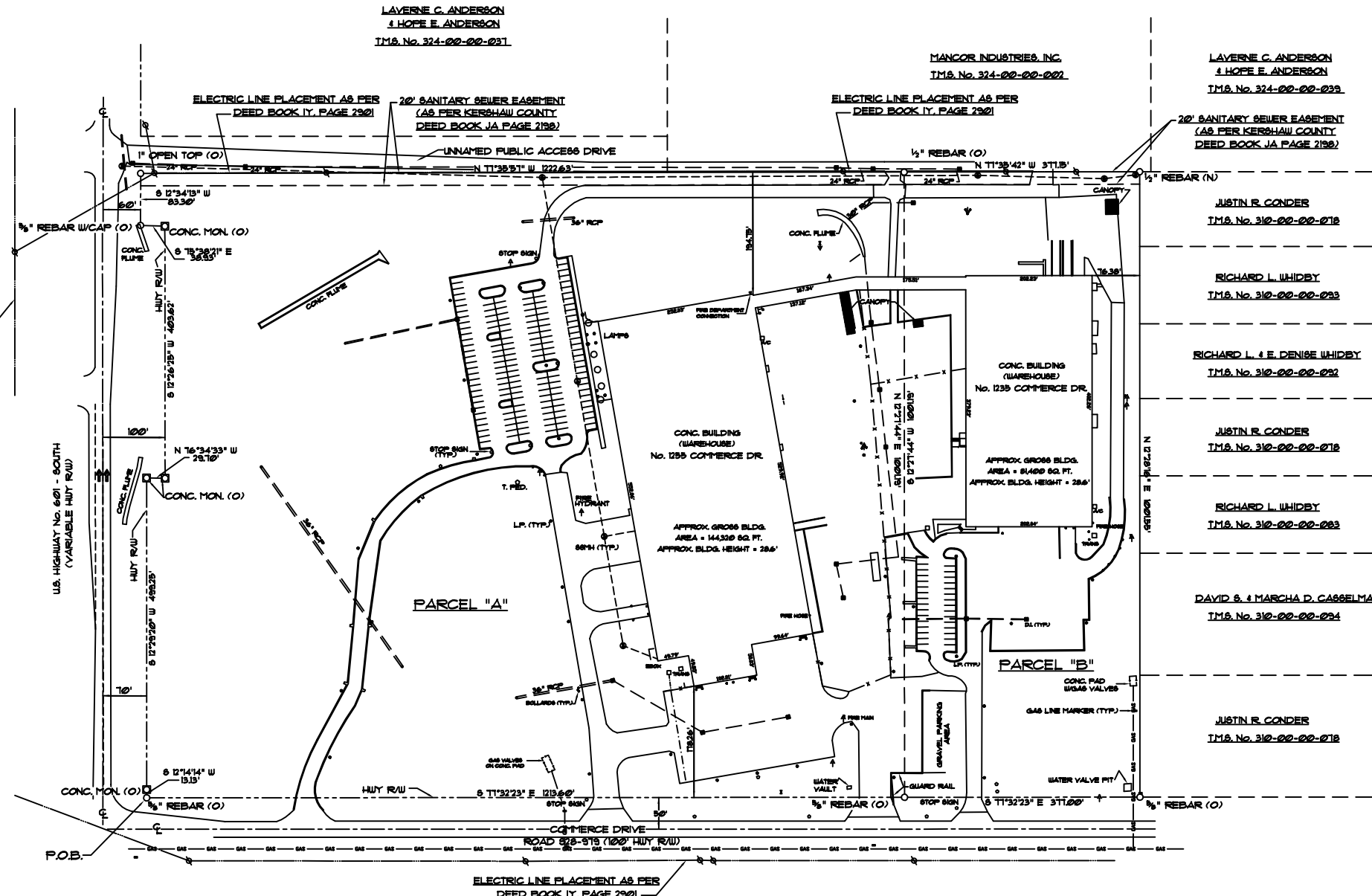
SPRINKLER SYSTEM:	100% sprinklered via wet system with .20 GPM/3000 SF coverage.
LIGHTING:	T5 Fluorescent
OFFICE FACILITIES:	4,500 square feet of modern office space consisting of: six private offices, conference room, lobby, IT room and a large open work area on the second floor
PARKING:	Paved parking for approximately 60 vehicles
RESTROOM FACILITIES:	Men: 4 toilets, 2 urinals, 3 sinks, 36 lockers Women: 2 toilets, 2 sinks, 8 lockers
HVAC:	100% heated and cooled via 10 rooftop units
TRUCK LOADING:	Eight 8' x 10' dock high doors with hydraulic levelers and seals Two 12' x 15' drive in doors
COMPRESSORS:	Two 75 HP Sullair compressors model number LS160-75H/A
FORMER USE:	Vehicle axles for the mining and forestry industry
SECURITY:	Swipe card access
TRANSPORTATION:	Less than one mile North of I-20 via exit 92. Located approximately 31 miles from Columbia Metro Airport and 92 miles from the Charlotte Douglas International Airport.
ZONING:	I-1 Industrial
2010 TAXES:	\$59,484.30 Parcel #: 324-00-00-002
MISCELLANIOUS:	Plant intercom system

MAGNETIC (2010)



LEGEND/SYMBOLS

DROP INLET	■
POWER POLE	○
LIGHT POLE	●
WATER VALVE	⊕
FIRE HYDRANT	⊕
SANITARY SEWER MANHOLE	⊕
GAS LINE MARKER	⊕
BISS	⊕
STORY DRAIN MANHOLE	⊕
RCF REINFORCED CONCRETE PIPE	—
CONCRETE	▒
ASPHALT	▒
OVERHEAD ELECTRIC LINE	—
FENCING	—
WATER LINE	—
GAS LINE	—



PARCEL "A" AREA = 27.6165 ACRES
 PARCEL "B" AREA = 8.6683 ACRES
 TOTAL AREA = 36.2848 ACRES

LAVERNE C. ANDERSON & HOPE E. ANDERSON
 T.M.S. No. 324-00-00-021

MANCOR INDUSTRIES, INC.
 T.M.S. No. 324-00-00-022

JUSTIN R. CONDER
 T.M.S. No. 310-00-00-018

RICHARD L. WHIDBY
 T.M.S. No. 310-00-00-023

RICHARD L. & DENISE WHIDBY
 T.M.S. No. 310-00-00-022

JUSTIN R. CONDER
 T.M.S. No. 310-00-00-018

RICHARD L. WHIDBY
 T.M.S. No. 310-00-00-023

DAVID S. & MARCHA D. CASSELMAN
 T.M.S. No. 310-00-00-024

JUSTIN R. CONDER
 T.M.S. No. 310-00-00-018

LAND DESCRIPTION - PARCELS A & B

BEGINNING AT A REBAR MARKER LOCATED AT THE SOUTHWESTERN INTERSECTION OF THE RIGHTS-OF-WAY OF U.S. HIGHWAY 601 SOUTH AND COMMERCE DRIVE (ROAD S-279) AND THENCE PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 601 SOUTH THE FOLLOWING COURSES AND DISTANCES - S 12°-44'-14" W FOR A DISTANCE OF 13.13 FEET TO A CONCRETE MONUMENT, S 12°-59'-20" W FOR A DISTANCE OF 499.25 FEET TO A CONCRETE MONUMENT, N 76°-54'-33" W FOR A DISTANCE OF 39.70 FEET TO A CONCRETE MONUMENT, S 12°-26'-25" W FOR A DISTANCE OF 403.62 FEET TO A CONCRETE MONUMENT, S 75°-38'-21" E FOR A DISTANCE OF 38.93 FEET TO A REBAR MARKER AND S 12°-44'-14" W FOR A DISTANCE OF 83.30 FEET TO AN OPEN TOP MARKER; THENCE TURNING AND PROCEEDING ALONG AN UNNAMED PUBLIC ACCESS AND MANCOR INDUSTRIES, INC. THE FOLLOWING COURSES AND DISTANCES - N 77°-35'-42" W FOR A DISTANCE OF 122.63 FEET TO A REBAR MARKER AND N 77°-35'-42" W FOR A DISTANCE OF 377.15 FEET TO A REBAR MARKER; THENCE TURNING AND PROCEEDING ALONG PROPERTIES OF JUSTIN R. CONDER, RICHARD L. WHIDBY, RICHARD L. & DENISE WHIDBY, JUSTIN R. CONDER, RICHARD L. WHIDBY, DAVID S. & MARCHA D. CASSELMAN AND JUSTIN R. CONDER IN A DIRECTION OF N 12°-28'-16" E FOR A DISTANCE OF 1001.55 FEET TO A REBAR MARKER LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF COMMERCE DRIVE AND THENCE TURNING AND PROCEEDING ALONG THE SOUTHERN RIGHT-OF-WAY OF COMMERCE DRIVE THE FOLLOWING COURSES AND DISTANCES - S 77°-32'-23" E FOR A DISTANCE OF 377.00 FEET TO A REBAR MARKER AND S 77°-32'-23" E FOR A DISTANCE OF 1213.60 FEET TO A REBAR MARKER LOCATED ON THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 601 SOUTH, BEING THE POINT OF BEGINNING.

NOTES:

- REFERENCE IS MADE TO THE FOLLOWING:
 A. A PLAT PREPARED FOR UTE LUGOFF, LIMITED PARTNERSHIP BY COX AND DINKINS, INC., DATED APRIL 25, 1997, KERSHAW COUNTY RECORDING, PLAT BOOK 4-22 PAGE 9.
 B. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PLANS-DOCKET NO. 28.418 SHEET 37.
 C. KERSHAW COUNTY TAX ASSESSORS MAP NO. 310-00, BLOCK 00, LOTS 072 & 077.
- THE LOCATION OF ALL UTILITIES IS APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR OR OPERATING AUTHORITIES PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS ZONED "I-1" INDUSTRIAL AND THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 35'
 SECONDARY FRONT - 17.5'
 SIDE - 10', 40' IF RESIDENTIAL
 REAR - 20', 40' IF RESIDENTIAL
 KERSHAW COUNTY PLANNING AND ZONING DEPARTMENT
 515 WALNUT STREET, ROOM 160
 CAMDEN, SC 29020
 MR. JOHN M. NEWMAN, AICP, DIRECTOR
 (803) 425-1500, EXT. 5450

No.	REVISION	DATE	BY	APP.

"I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey, as specified therein; also there are no visible encroachments or projections other than shown and according to National Flood Insurance Program (Flood Insurance Rate Map for Kershaw County - Panel No. 49095C042) dated December 18, 2006, this property does not appear to lie within a currently designated Flood Hazard Zone."

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 1863

Steadman & Associates, Inc.
 SURVEYING PLANNING DESIGN
 125 ST. JULIAN PLACE SUITE P-2 COLUMBIA, SC 29204
 TEL. (803) 799-8000 • FAX. (803) 799-8000

THIS DRAWING AND THE DESIGN THEREON IS THE PROPERTY OF STEADMAN & ASSOCIATES, INC. THE REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF STEADMAN & ASSOCIATES, INC. IS STRICTLY PROHIBITED. ANY VIOLATION WILL BE SUBJECT TO LEGAL ACTION.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 C. LAVERNE STEADMAN
 2883

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 Steadman & Associates, Inc.
 No. C00827

DATE: OCTOBER 19, 2010
 SCALE: 1" = 100'
 DRAWN: T.J.P.
 VBA: J.L.
 CHECKED: C.L.S.
 JOB NO.: 10-051
 FILE NO.: 10051

AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR
COMMERCE DRIVE LLC
 IN KERSHAW COUNTY, NEAR LUGOFF, S.C.

SHEET
 1
 OF
 1
 Drawing No.
 B-1108