**Yutaka**

**2 BUSINESS PARKWAY**

**LUGOFF, SOUTH CAROLINA 29078**

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| Size: | Approximately 168,000 Square Feet |
| Number of Buildings: | One Single Story Industrial Building | |
| Ground: | Approximately 50 Acres | |
| Dimensions: | Manufacturing Area – 400’ x 360’  Office – 415’ x 50’ | |
| Construction: | Floors: Offices- 4” Thickness, Plant Floor – 6” Thickness | |
| Walls: Masonry/Pre-engineered Metal | |
| Roof: Standing Seam Metal with 6” Bat with Barrier Insulation | |
| Date of Construction: | Built in 1999 with expansions in 2004 and 2006 | |
| Condition of Property: | Great | |
| Ceiling Heights: | 33’ at the Crest, 19’ at the South Wall, 25’ at the North Wall | |
| Column Spacing: | Varies (40’x40’ typically) | |
| Power: | Fairfield Electric Coop – Three (3) 3,200 amp/480 volt switchgear  On-site diesel Olympian D150P1 Generator | |
| Natural Gas: | 4” In-bound Line Existing | |
| Water: | Lugoff – Elgin Water District – 12” Line | |
| Sewer: | Kershaw County Utilities – 8” PVC Line | |
| Sprinkler System: | Four Risers at 908 Gallons Per Minute Each | |
| Lighting: | 400 Watt Metal Halides | |
| Office Facilities: | Approximately 16,500 Square Feet of Office Including Male and Female Restroom, Break Room, Electric Room | |
| Parking: | Paved Parking for Approximately 213 Parking Spaces | |
| HVAC: | 100% Air Package Units; Office – 52 Tons, Plant – 640 Tons. 6 Trane Units. | |
| Truck Loading: | 10 Dock High 9’x10’ Doors with Pit Levelers; 3 Drive in Doors | |
| Cranes: | Two (2) P&H Ten (10) Ton Cranes with 21’ Clearance Under Hooks | |
| Compressors: | 2 Air Compressors | |
| Former Use: | Manufacturing Facility that Supplied a Variety of Components to the Honda Manufacturing facilities. | |
| Transportation: | .75 Miles to Interstate I-20  Approximately 34 Miles to Columbia Metropolitan Airport | |
| Zoning: | I-1 | |
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