



**412 GROVES ST**  
LUGOFF, SC 29078

AVAILABLE FOR SALE AND LEASE  
**INDUSTRIAL BUILDING**

198,853 SF  
39.02 Acres

# PROPERTY SPECIFICATIONS

## GENERAL

- **Building Size:** 198,853 SF
- **Lot Size:** 38.90 AC
- **Condition of Property:** Very good
- **Year Built/Renovated:** 1975/1990
- **Office:** Approximately 8,000 of main office with numerous support offices in the plant
- **Clear Height:** 18' – 21'
- **Column Spacing:** Varies, but primarily 40' x 48'
- **Lighting:** Metal Halide & T5 fluorescent
- **Cranes:** Two 3 ton bridge cranes with 48' span, 160' travel and 16' under hook height
- **Zoning:** I-1 Industrial
- **Parking:** Paved parking for approximately 120 vehicles
- **Security:** Fenced and gated grounds with a security guard building

## FIRE PROTECTION

- **Sprinkler System:** Wet, 100% coverage. Density ranges from .15 GPM/1500 SF to .8 GPM/1375 SF

## CONSTRUCTION

- **Floors:** Reinforced concrete
- **Walls:** Primarily concrete block with some insulated metal
- **Roof:** ½ is a white Firestone rubber membrane installed in 2007. The other ½ is a mixture of insulated standing seam metal, built up tar & gravel and a ballasted rubber membrane.

## TRUCK LOADING

- **Dock Doors:** Eight 8' x 10' dock high doors
- **Drive in Door:** One 8' x 10' drive in ramp

## UTILITIES

- **Gas:** Natural
- **Power:** Supplied by Duke Energy, 480V, 3 Ph., 4,000A, 3000A & 1,200A GE switchgear panels
- **Water:** Supplied by Lugoff-Elgin Water Authority
- **Sewer:** Supplied by Kershaw County

## MECHANICALS

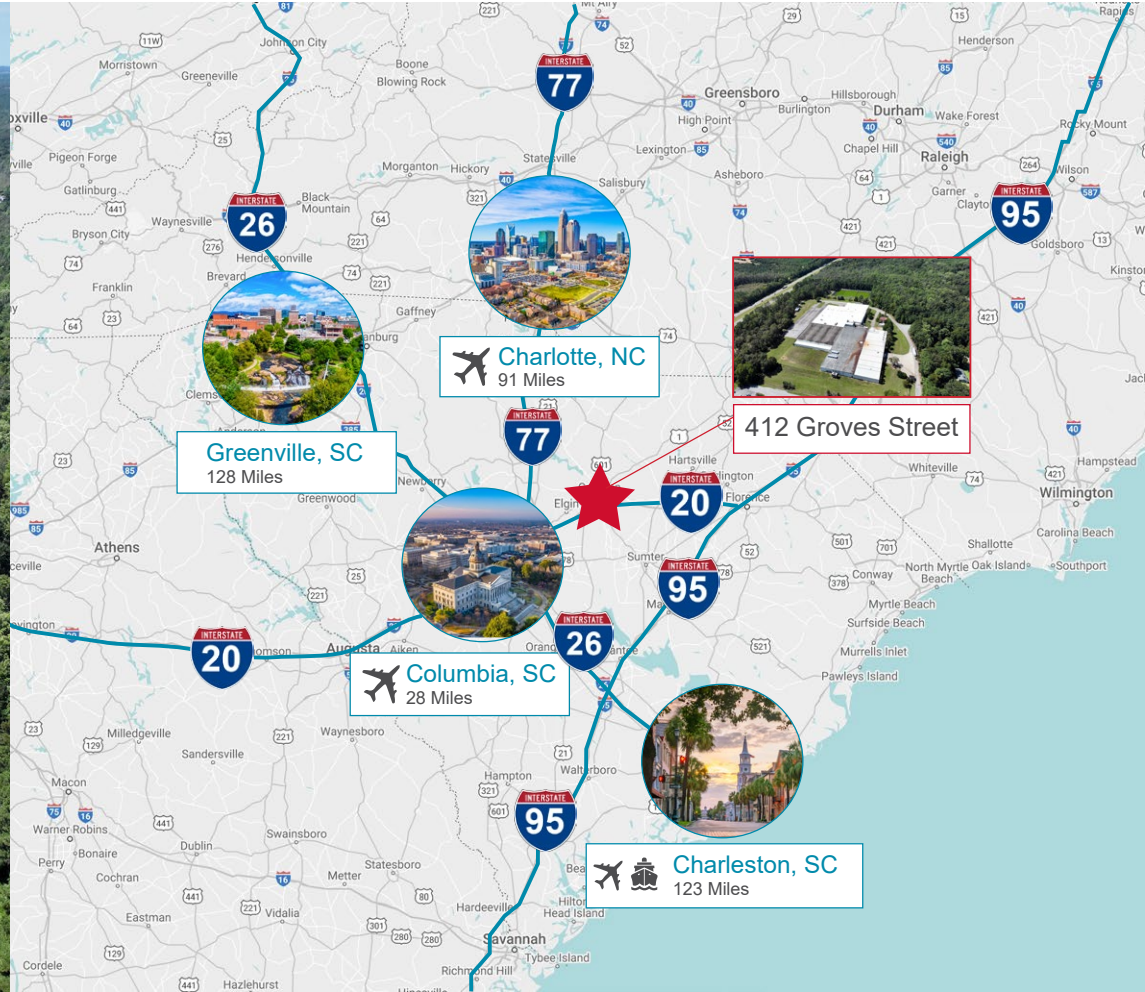
- **HVAC:** Office heated and cooled via rooftop package units. A portion of the plant was cooled via chillers and air washer systems.
- **Chiller:** Trane, 1987 model, 500 ton
- **Cooling Tower:** Two Marley cooling towers
- **Boiler:** Cleaver Brooks, natural gas, 1988 model, 150 HP
- **Compressed Air:** Air compressors have been removed but airlines remain in the plant.

## TRANSPORTATION:

- Located 2 miles north of I-20 via HWY 601 (exit 92) and 19 miles east of I-77
- Located 38 miles northeast of the Columbia Metropolitan Airport
- Located 114 miles north of the North Charleston Port
- Located 93 miles south of the Charlotte Douglas International Airport

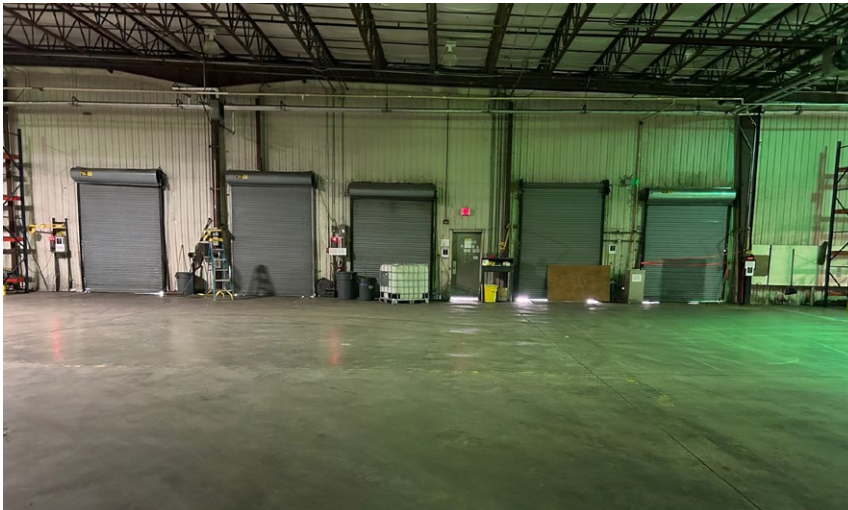
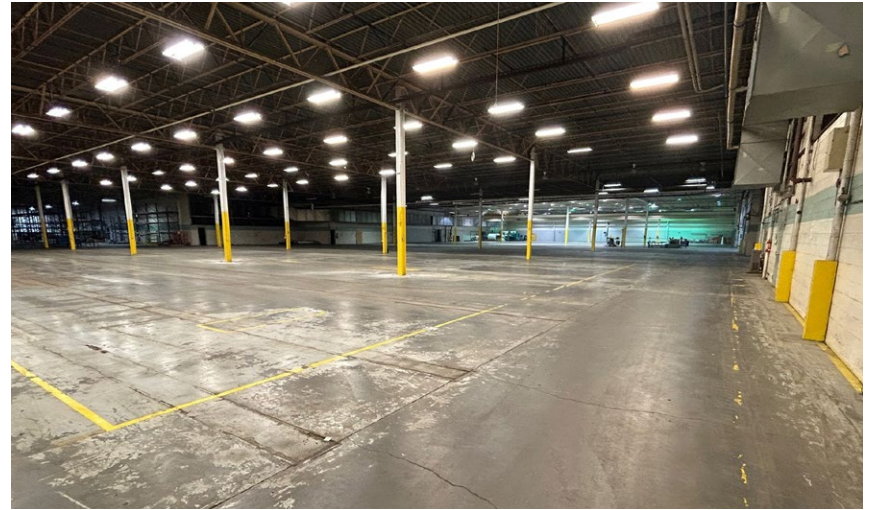
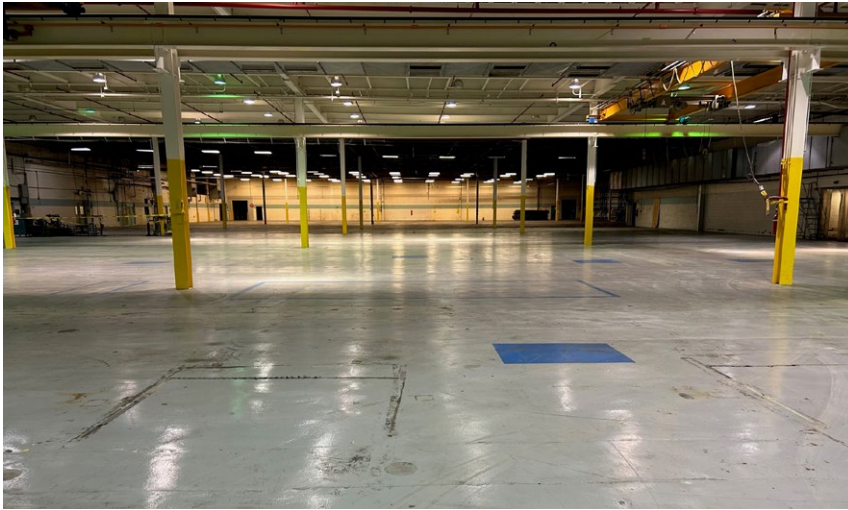


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## PHOTOS - INTERIOR



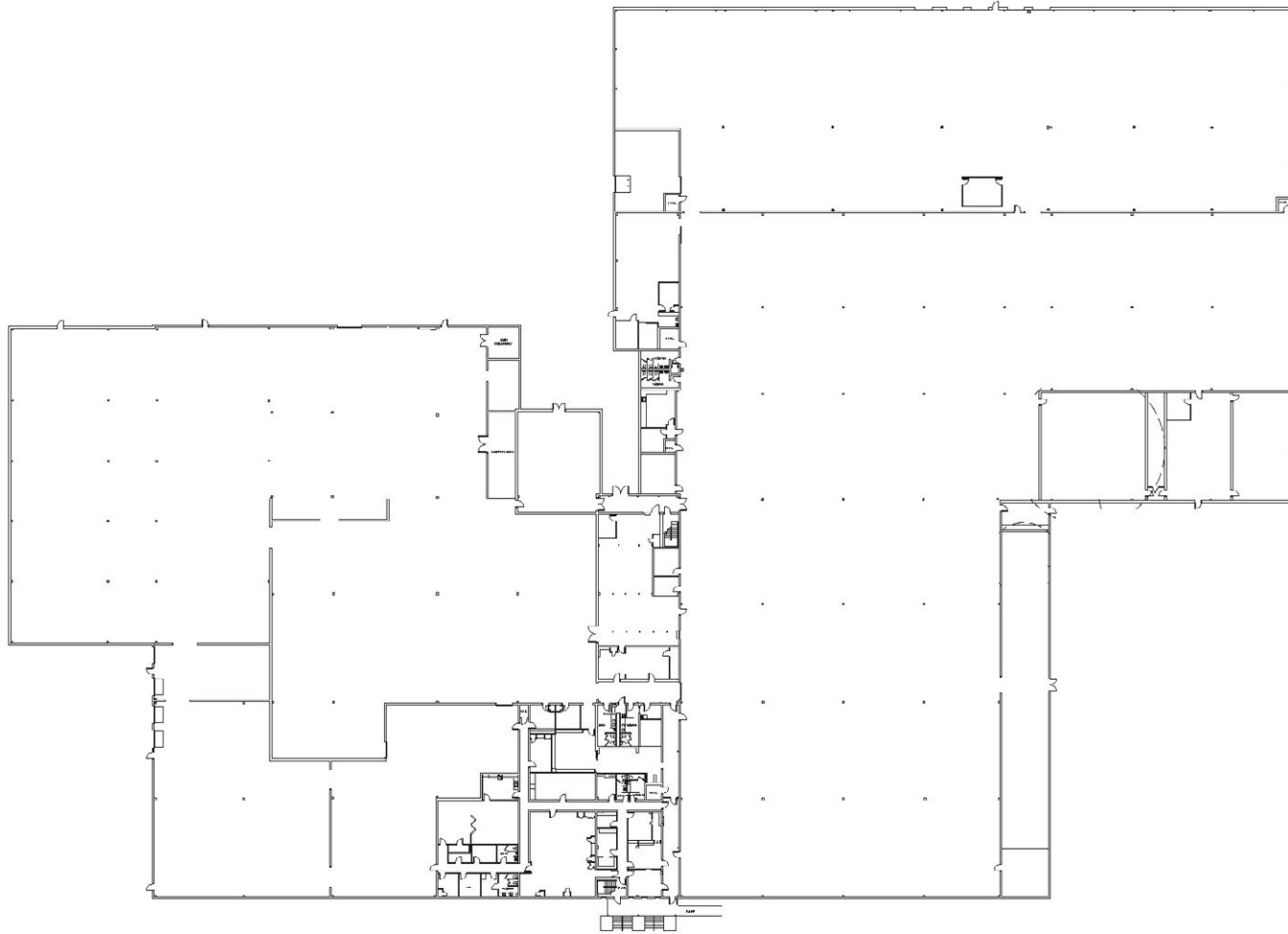
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# PHOTOS - EXTERIOR



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# FLOOR PLAN



BUILDING B  
AS BUILT - 1 OF 1  
412 GROVES STREET, LUGOFF, SC, SF 28078  
VERIFY SF  
NOT TO SCALE  
DATE: OCTOBER 1, 2022



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