

**412 GROVES ST**  
LUGOFF, SC 29078 | **BUILDING A**

AVAILABLE FOR SALE AND LEASE  
**INDUSTRIAL BUILDING**

101,820 SF  
28.7 Acres



# PROPERTY SPECIFICATIONS

## GENERAL

- **Building Size:** Approximately 101,820 square feet
- **Number of Buildings:** One single story industrial building
- **Lot Size:** Approximately 28.7 acres
- **Condition of Property:** Excellent
- **Year Built/Renovated:** 1988
- **Office:** Approximately 5,500 SF of main office, lab and breakroom space
- **Ceiling Heights:** 25' – 34' clear height
- **Column Spacing:** 30' x 82'6"
- **Lighting:** Metal halide and fluorescent
- **Zoning:** I-1 Industrial
- **Parking:** Paved parking for approximately 95 vehicles
- **Former Use:** Textile dyeing and finishing
- **Security:** Fenced and gated grounds with a security guard house

## FIRE PROTECTION

- **Sprinkler System:** 100% coverage via a wet system with a .2 GPM/2000 SF density

## CONSTRUCTION

- **Floors:** 6" 6x6 WWF reinforced concrete
- **Walls:** Insulated metal
- **Roof:** Insulated standing seam metal
- **Columns:** Round steel

## TRUCK LOADING

- **Dock Doors:** Five 9' x 10' manual dock high doors with pit levelers and seals.
- **Drive in Door:** One 14' x 14' electric drive in door

## UTILITIES

- **Power:** Supplied by Fairfield Electric Cooperative, 480V 3 phase 4000A Siemens switchgear panel
- **Gas:** Supplied by Dominion Energy
- **Water:** Supplied by Lugoff-Elgin Water Authority
- **Sewer:** Supplied by Kershaw County

## MECHANICALS

- **HVAC:** The offices are fully heated and cooled. The plant is heated and cooled via 4 air rotation units and ceiling fans
- **Boiler:** Four Cleaver Brooks, natural gas, 1997 model, 250 HP
- **Compressors:** One 120 HP 2016 Atlas Copco compressor

## 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

## MISCELLANEOUS:

- 2,100 sf wastewater treatment building
- 90,000 SF graded expansion pad

## RESTROOMS:

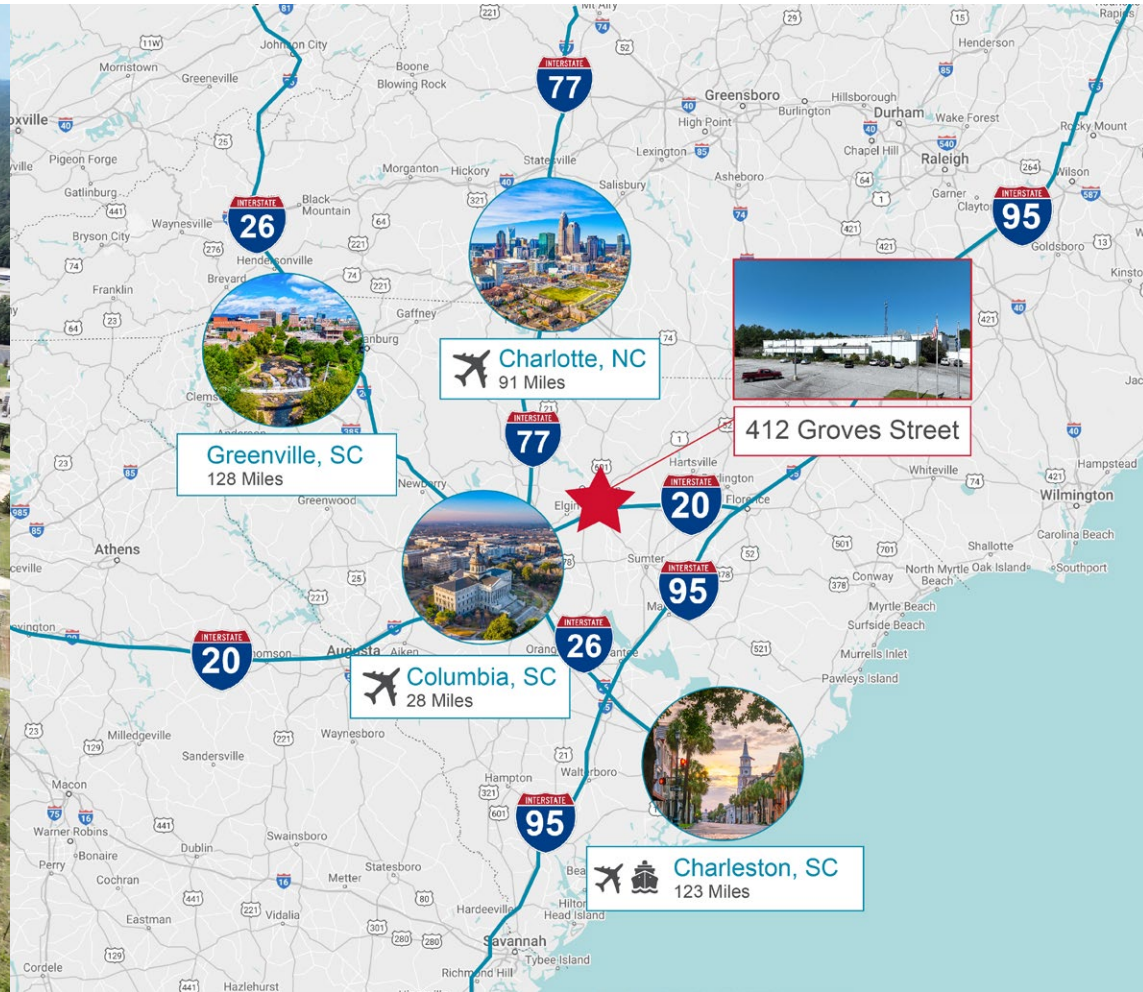
- **Office: Men** = 1 toilet, 1 sink, 1 urinal / **Women** = 1 toilet, 1 sink
- **Plant: Men** = 4 toilets, 3 sinks, 4 urinals, 1 shower, 118 lockers / **Women** = 4 toilets, 3 sinks, 1 shower, 54 lockers



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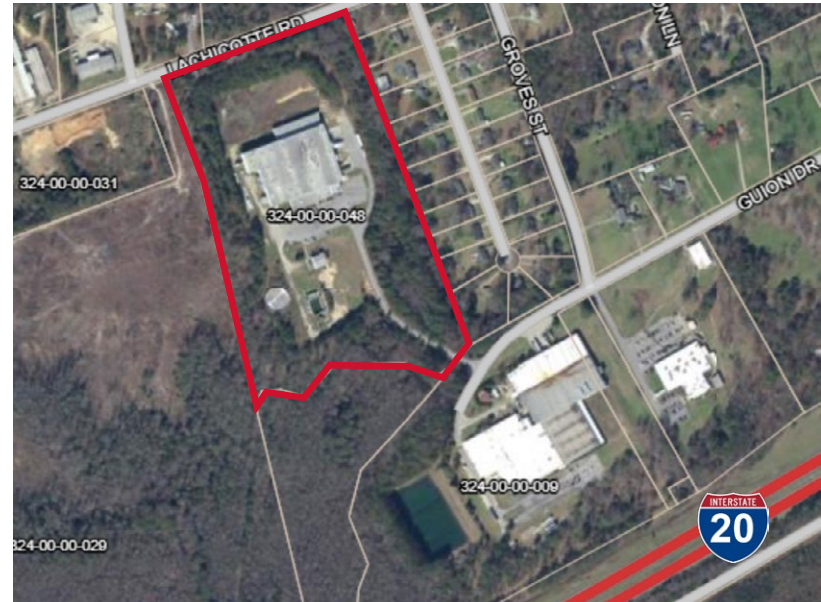
**Columbia, SC**



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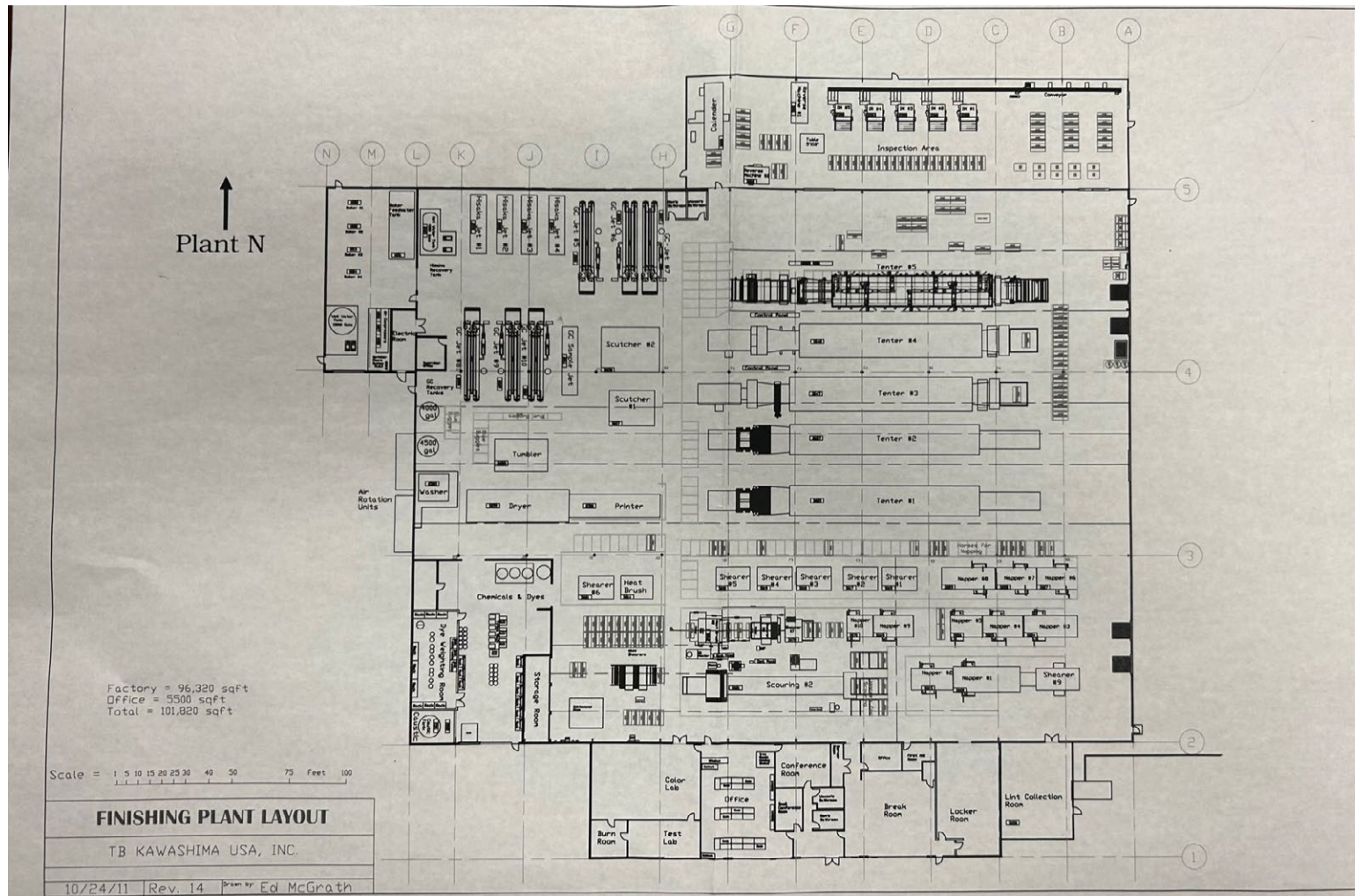
## PHOTOS - EXTERIOR



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# FLOOR PLAN



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