

AVAILABLE

BENNETTSVILLE, SOUTH CAROLINA



TOTAL SQ. FT: Approximately 340,800 square feet

DIMENSIONS:

Overall: 180' x 300' plus 565' x 520'
Less cut out of 70' x 100'

TOTAL LOT SIZE: Approximately 143.38 acres. 40 acres of the tract has been subdivided to allow for sale of residential lots.

PARKING: 900 paved, marked and lighted spaces

CONDITION: Good

DATES OF CONSTRUCTION:

Front Section: 1957-54,000 square feet (180' x 300") original plant
1966-148,200 square feet (285' x 520') first addition

Rear Section: 1696-138,600 square feet (280' x 520') second addition

CONSTRUCTION:

- Floors:* 6" reinforced concrete
- Walls:* Original section and north wall is brick over block, all else is painted concrete block.
- Columns:* 12" steel H
- Ceiling:* Painted white metal deck
- Roof:* The original section of 54,000 square feet was covered with a pre-engineered metal roof system in 1982 leaving the original roof in tact. The first addition (front section) of 148,200 square feet was re-roofed in 1991 with a single ply membrane system with 2" insulation. The last addition (rear section) of 138,600 square feet was re-roofed in 1987 with a built up roof.

All roof sections are insulated.

OFFICES:

Two office areas total approximately 8,000 square feet as follows:

Front Section:

Approximately 4,080 square feet (24' x 120' plus second floor space of 24' x 50'). This area contains a lobby and reception area, five portrait offices, four general work areas, mail room and office restrooms. All offices are air conditioned.

Rear Section:

Approximately 3,920 square feet (28' x 120') plus a second floor space (14' x 40') of office area with a separate entrance. The office area consists of a lobby and reception area, four private offices, general work area, conference room, first aid room and personnel area with separate entrance. An additional general work area has two private offices, restrooms and a large conference area/training room upstairs. All offices are air conditioned.

The finishes include carpet, vinyl wall coverings and ceiling tile.

CEILING HEIGHTS:

Front Section:

54,000 square feet-14' clear under the beam
148,200 square feet-The roof on the two additions slopes from front (north wall) to back, 23'4" to 20' clear under the beam with an average working height of approximately 21'8"

Rear Section:

138,600 square feet-20' clear under the beam at the common wall sloping to 16'8" with an average working height of approximately 18'4".

COLUMN SPACING:

Front Section:

54,000 square feet-90' x 20' (single row)
148,200 square feet-40' x 70'

Rear Section:

138,600 square feet-40' x 70'

POWER: Supplied by Carolina Power & Light

Primary: There are two feeds to the overall plant. The main feed of 3,750 KVA has a separate secondary feed for the rear section.

Secondary: 4,000 amp, 480,277 volt, 3 phase, 4 wire switchgear

Distribution: Extensive bus duct and conduit

HVAC: The entire plant has been air conditioned with extensive duct work distribution. The total capacity is 960 tons broken down as follows:

Front Section: 54,000 square feet-200 ton central chiller
148,200 square feet-18-20 ton roof mounted units.

Air conditioning in the front section is operable.

Rear Section: 138,600 square feet-2-200 ton central chillers

The rear section is not operable and the present owner has an estimate of \$120,000 to put the air conditioning in this section in operating condition.

SPRINKLER: The entire plant is 100% sprinklered with a wet system. Full perimeter 8" fire loop with 8" risers and nine hydrants on site. A booster pump provides 130 psi static pressure with residual pressure of 60 psi. The emergency water supply is a 3,000,000 gallon reservoir with a 1,000 gpm electric pump. The 1966 addition of 148,200 square feet has a high density sprinkler design implemented into approximately 75% of that area.

WATER: Supplied by the City of Bennettsville
10" main; 8" line and 8" sprinkler line

SEWER: Supplied by the City of Bennettsville
12" main and 4" line

N GAS: Supplied by City of Bennettsville
4" line available at the plant site

AAIR LINES: Air lines throughout the manufacturing area.

LIGHTING: 400 watt mercury vapor, very high density

VENTILATION: Roof mounted exhaust fans

**TRUCK
LOADING:**
West Wall/
Front Section:

54,000 square feet-2-8' x 10' tailgate loading doors with load levelers and covered canopy.

148,200 square feet-3-8' x 8' tailgate loading doors with load levelers and covered canopy.
2-8' x 10' loading doors with load levelers and covered canopy.
1-12' x 14' ground level door with load levelers and covered canopy.

Rear Section: 138,600 square feet-2-10' x 10' doors access an interior truck well of 26' x 64' (2 trailer capacity) with 2 load levelers.

Additionally, a dock height platform with 3 truck positions with bumper pads and dock levelers served by a drive in door has been added to service this rear section.

RAIL: Formerly served by the Pee Dee Railway Co./CSX. The County/Pee Dee Railway Co. could possibly provide rail service given a significant investment in terms of equipment and jobs.

LAST USE: The building was last used to manufacture artificial plants.

ADDITIONAL: The building exterior was re-painted in 2006.



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