



32 RABBIT TRAIL, EDGEFIELD, SC



**PROPERTY
SIZE**

306,000 sq. ft.



**PROPERTY
ACREAGE**

43.24 acres



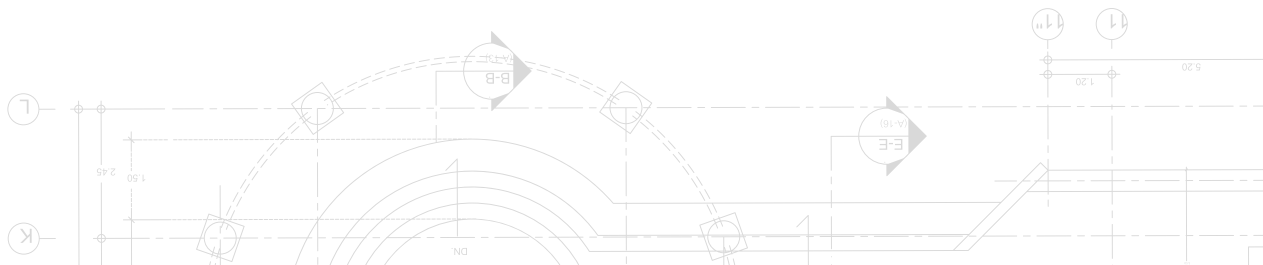
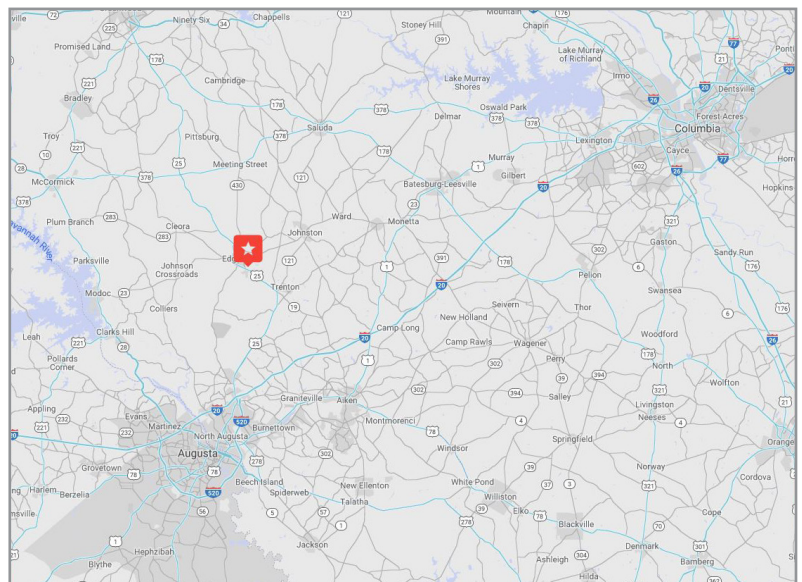
**CEILING
HEIGHTS**

18' to 21'4"



**CARGO
LOADING**

**Nine 8' x 9' electric
dock high doors**



SPECIFICATIONS

NUMBER OF BUILDINGS:

One single story industrial building

GROUND:

Approximately 43.24 acres (17.5 ha)

CONSTRUCTION:

Floor: 6" reinforced concrete

Walls: Insulated precast concrete and insulated metal

Roof: Built up tar and gravel over insulated metal deck with vapor barrier. Center flashing was replaced in fall of 2016

Columns: 6" round steel

DATES OF CONSTRUCTION:

1991 & 2010 (Remodeled 2020)

DIMENSIONS:

Approximately 320' x 800' (97.54 m x 243.84 m) in the main production and warehouse area

CEILING HEIGHT:

18' (5.49 m) at eaves and 21'4" (6.52 m) at center clear below main structural steel

COLUMN SPACING:

40' x 40' (12.19 m x 12.19 m)

POWER:

Supplied by Dominion Energy, on-site 13.8 KVA substation with four (4) Westinghouse switchgear panels, each rated at 3000 AMP, 480/277V, 3 PH, 4 wire

WATER:

Supplied by Edgefield County Water & Sewer Authority. 8" main; 2" domestic line; 3" line serves the cooling towers and chillers; 6" line feeds the water tank; 10" line feeds 10" sprinkler loop

SEWER:

Supplied by Edgefield County Water & Sewer Authority. 8" main; 4" & 6" lines

NATURAL GAS:

Currently no natural gas to the building. A 6" steel distribution line is located 700' west of the property along Highway 25.

SPRINKLER SYSTEM:

100% wet system. Density is .32/2000 in the main plant area and .60/1500 in the addition. On site 250,000 gallon ground level water tank with 1000 GPM pump fed by separate electrical service from the plant

LIGHTING:

LED (Installed 2020)

OFFICE FACILITIES:

4,900 square feet of main office consisting of 5 private offices, a conference room, lobby, IT room and nurses station

RESTROOMS:

Office: Men: 1 toilet, 1 sink

Women: 1 toilet, 1 sink

Plant: Men: 4 toilets, 4 urinals, 8 sinks

Women: 8 toilets, 8 sinks

Infirmary: One toilet, 1 sink

All restroom facilities are ADA compliant

PARKING:

Paved parking for approximately 111 vehicles

TRUCK LOADING:

- Four 8'x10' and five 8' x 9' electric dock high doors with manual levelers, seals, and awnings
- Drive-in doors to the mechanical rooms

HVAC:

Office areas are heated and cooled via rooftop package units.

The production area was cooled by chillers and 10 air-washers, but the chillers and ductwork have been removed

Heat to the production area was provided by production equipment that has been removed

COMPRESSORS:

One storage tank and air lines remain in the manufacturing area.

COOLING TOWERS:

Two Marley cooling towers

FORMER USE:

Yarn spinning

SECURITY:

Fencing around the rear perimeter of the building; swipe card access

TRANSPORTATION:

- Located 15 miles north of I-20 via Highway 25 (exit 18)
- Located 60 miles west of Columbia Metropolitan Airport
- Located 155 miles west of the Port of Charleston

ZONING:

ID – Industrial

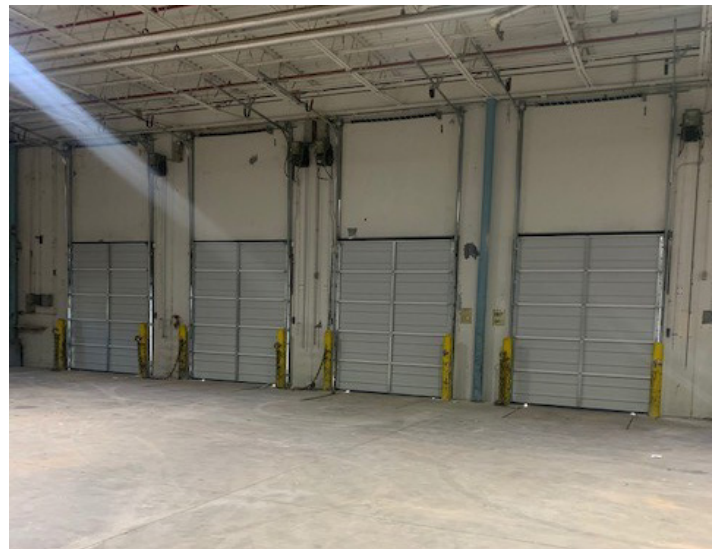
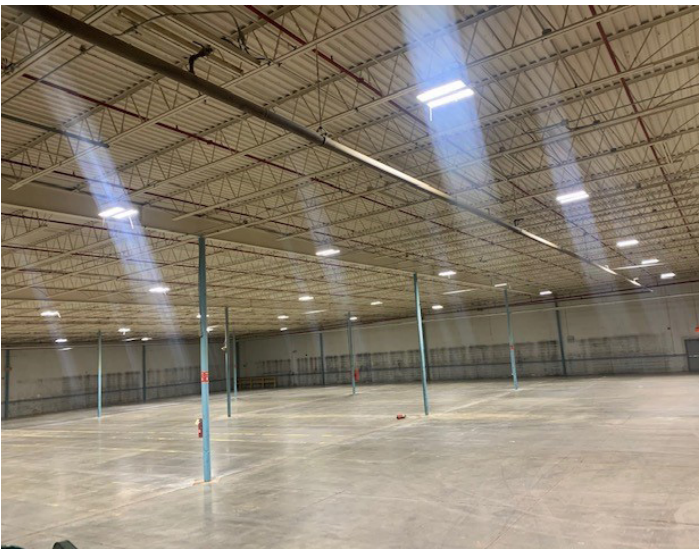
2020 TAXES:

\$86,573 (based on a 6% assessment ratio).
Tax map #: 138-00-01-047-000

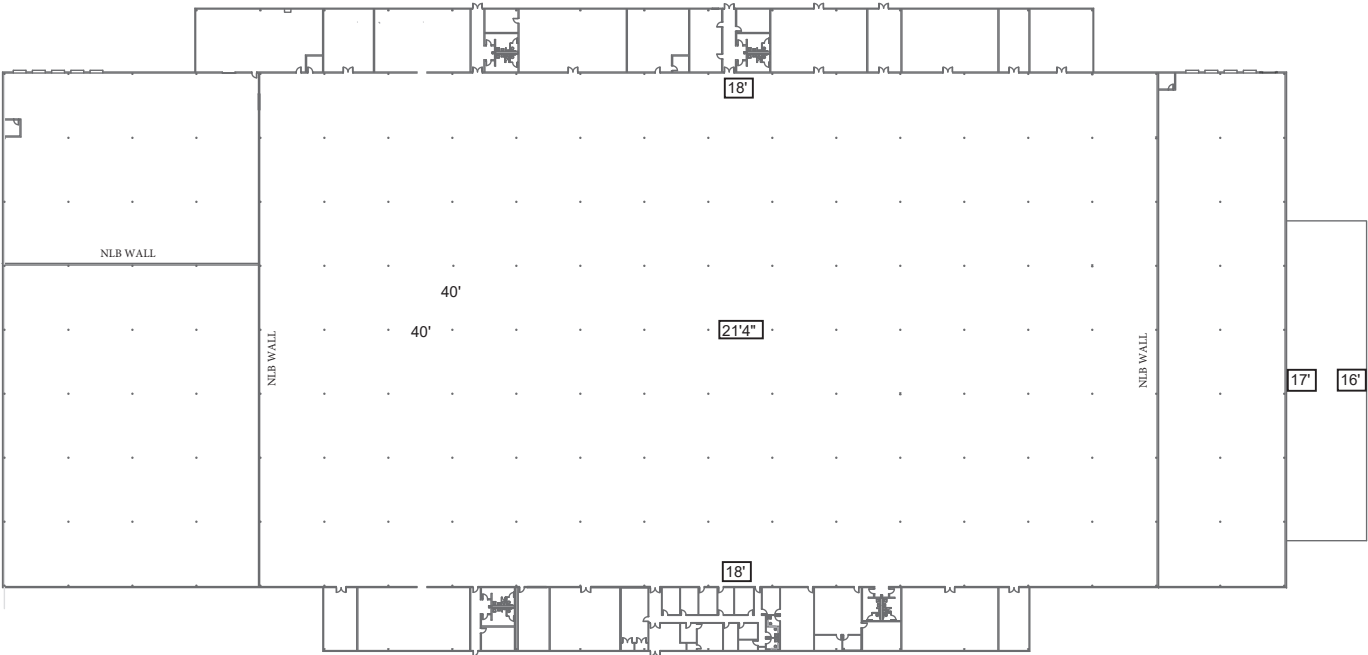
MISCELLANEOUS:

- Electric gate controls access to the rear fenced truck and car area
- 600 square foot storage building also on site

ADDITIONAL PHOTOS



FLOOR PLAN & PARCEL MAP



CONTACT DETAILS



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