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BALDOR ELECTRIC COMPANY CLIO, SOUTH CAROLINA

162,800 Square Feet on 40 Acres

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PRELIMINARY

BALDOR ELECTRIC COMPANY 2660 HIGHWAY 9 EAST CLIO, SOUTH CAROLINA 29525 (MARLBORO COUNTY)






SIZE:	Approximately 162,800 square feet
NUMBER OF BUILDINGS:	One single story industrial building
GROUND:	Approximately 40 acres
CONSTRUCTION:	Floors: 8" reinforced concrete over vapor barrier over 4" stone base, 4000 psi rating Walls: Precast R-10 insulated concrete panels Roof: 60 mil single ply white rubber membrane over 1.5" insulation over 22 AWG corrugated metal deck Columns: Metal H beams
DATE OF CONSTRUCTION:	1999
DIMENSIONS:	Plant = 300' x 500', Office approximately 68' x 230'
CONDITION OF PROPERTY:	Very good
CEILING HEIGHTS:	28'3" at eaves, 32'9" at center (approximately 2' lower between columns for structural steel)
COLUMN SPACING:	25' x 50'
POWER:	Supplied by Duke Energy. Two 3750 pad mounted transformers. (2)4000A, (3)800A, (1)1200A, (1)400A and switchgear panels
WATER:	Supplied by City of Clio
SEWER:	Supplied by City of Clio

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SPRINKLER SYSTEM:	100% wet system, 0.17 GPM/3000SF coverage. 250,000 gallon water tank with electric pump.
LIGHTING:	T8 fluorescent
OFFICE FACILITIES:	12,800SF of modern office space including a large open work area, 14 private offices, 2 conference rooms, lobby, IT room and large break room
PARKING:	Paved parking for approximately 154 vehicles
HVAC:	100% heated and cooled via Trane rooftop gas fired units
TRUCK LOADING:	Three 9' x 9' electric dock high doors with levelers, seals, lights and locks. 5,000SF covered loading dock area for scrap and recycling dumpsters. One 14' x 14' and two 14' x 16' electric drive in doors
COMPRESSORS:	Two Gardner Denver 50 HP compressors and two Ingersoll Rand refrigerant dryers
BOILER:	To be removed
CRANES:	Sixteen overhead bridge cranes (one 25T, two 15T, seven 10T, three 5T, three 2T) with 50' span and 20' hook height. All crane rails can hold a 25 ton crane.
RAIL:	Rail line located ¼ mile away
FORMER USE:	Heavy metal fabrication of conveyors and pulleys for the mining industry
SECURITY:	Fully fenced property with guard house, swipe badge access and security cameras
TRANSPORTATION:	<ul style="list-style-type: none"> Located 14 miles from I-95 via Highway 9 (exit 193) Located 106 miles from Charlotte Douglas International Airport Located 115 miles from Raleigh-Durham International Airport Located 106 miles from the Port of Wilmington, NC & 168 miles from the Port of Charleston, SC. New Inland Port planned in Dillon, SC

ZONING: Industrial

TAXES: Tax map #: 048-00-02-045

MISCELLANEOUS: 4,800 storage shed with 4 drive in doors
150,000SF expansion area



