



**1000 BICYCLE WAY, MANNING, SC 29102**



AVAILABLE FOR SALE OR LEASE  
**BICYCLE CORPORATION OF AMERICA**

+/- 204,000 SF  
52.54 Acres

# BUILDING SPECIFICATIONS

## GENERAL

|                        |                                                                                                                                  |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Size:                  | Approximately 204,000 square feet                                                                                                |
| Number of Buildings:   | One single story industrial building                                                                                             |
| Ground:                | Approximately 52.54 acres                                                                                                        |
| Date of Construction:  | 1963 (renovated in 2014)                                                                                                         |
| Dimensions:            | Primarily 420' x 440'                                                                                                            |
| Condition of Property: | Good                                                                                                                             |
| Ceiling Heights:       | 19'7" – 21'-7" (4,800 SF = 26' clear)                                                                                            |
| Column Spacing:        | 30' x 40'                                                                                                                        |
| Lighting:              | T5 fluorescent & LED                                                                                                             |
| Office Facilities:     | 13,500 SF of office and a large break room. The office consists of 16 private offices, 2 conference rooms, restrooms and a lobby |
| Parking:               | Paved parking for approximately 60 vehicles. Unpaved parking for approximately 100 vehicles                                      |
| Rail:                  | Property borders the CSX main line                                                                                               |
| Zoning:                | I-1 Industrial                                                                                                                   |
| Taxes:                 | Tax map #: 188-00-02-008-00<br>2025 real property taxes = \$43,425                                                               |
| Former Use:            | Bicycle assembly and warehousing                                                                                                 |
| Security:              | Swipe badge access. Security cameras and alarm system                                                                            |

## CONSTRUCTION

|          |                                  |
|----------|----------------------------------|
| Floors:  | Reinforced concrete              |
| Walls:   | Masonry brick and concrete block |
| Roof:    | TPO (installed in 2019)          |
| Columns: | Steel H beam                     |

## UTILITIES

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Power:            | Supplied by Duke Energy, Square D 3000A, 480V, 3 phase switchgear panel |
| Natural Gas:      | Supplied by Dominion Energy with a 4" service line via a 6" main line   |
| Water:            | Supplied by City of Manning via dual 12" main lines                     |
| Sewer:            | Supplied by City of Manning via an 8" forced main                       |
| Sprinkler System: | 100% coverage via a wet system                                          |

## MECHANICALS

|                 |                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HVAC:           | The office/break room and approximately 75,000 SF of assembly space is heated and air conditioned via rooftop units<br>The warehouse is ventilated via wall mounted fans and louvers |
| Air Compressor: | Kaeser DSD-150 air compressor with Great Lakes air dryer and storage tank                                                                                                            |

## TRUCK LOADING

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Dock Doors:     | Four dock-high doors with levelers and seals. Seven dock loading positions via a continuous covered loading dock |
| Drive-in Doors: | Three drive-in doors                                                                                             |

## TRANSPORTATION

Located 4 miles east of I-95 via Hwy 521 (exit 119)  
Located 82 miles north of Charleston International Airport  
Located 85 miles north of the Port of Charleston, SC  
Located 132 miles north of the Port of Savannah, GA



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# INTERIOR IMAGES

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# EXTERIOR IMAGES

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# FLOOR PLAN

## COVERED PLATFORM LOADING

5 Dock Loading Positions

## WAREHOUSE LOADING

2 Dock High Doors

## OFFICE

13,500 SF  
Large Break Room  
16 Private Offices  
2 Conference Rooms

## WAREHOUSE

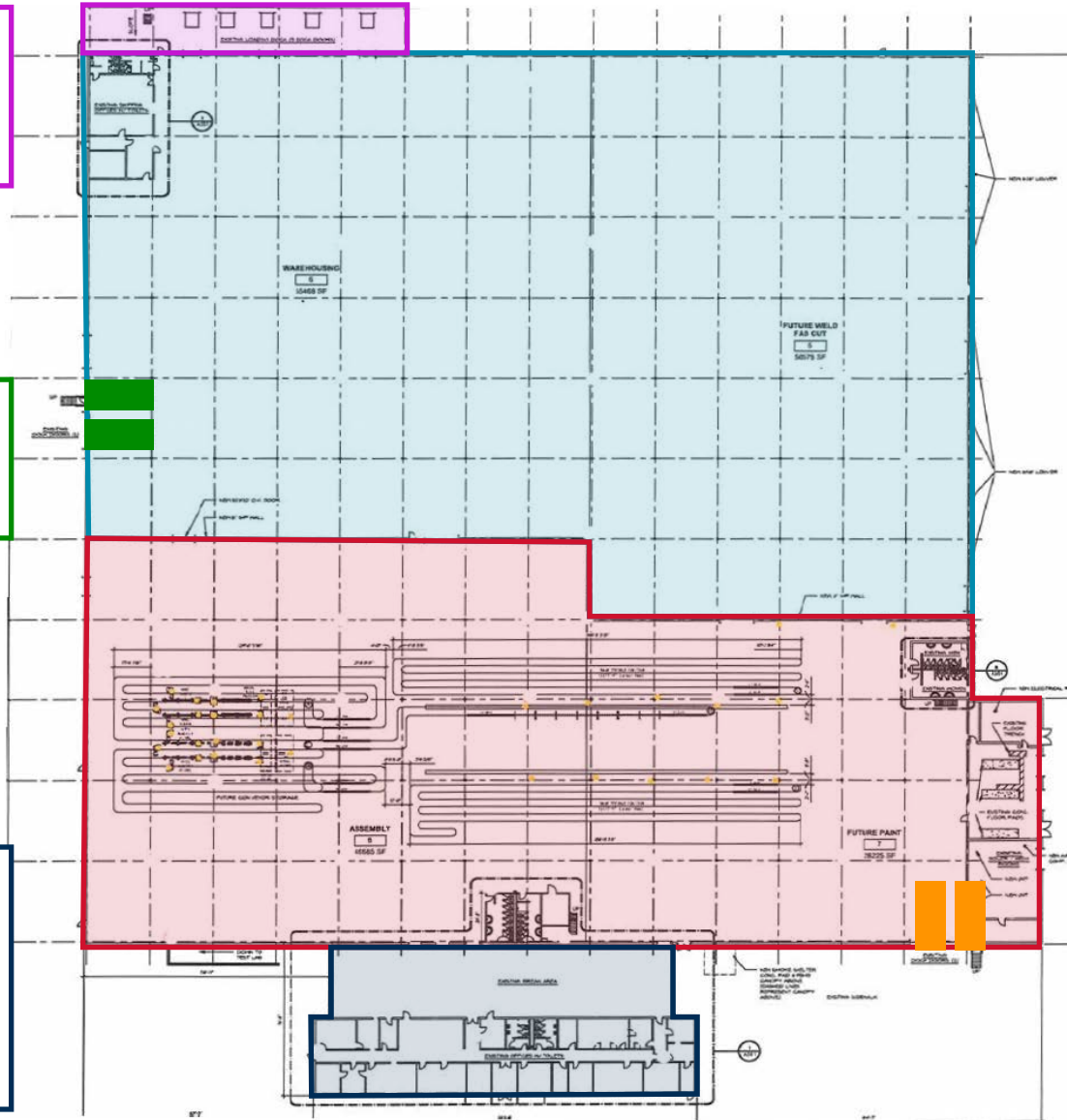
110,000 SF  
30 x 40 Column Spacing  
19' 7" - 21' 7" Clear Height

## PRODUCTION

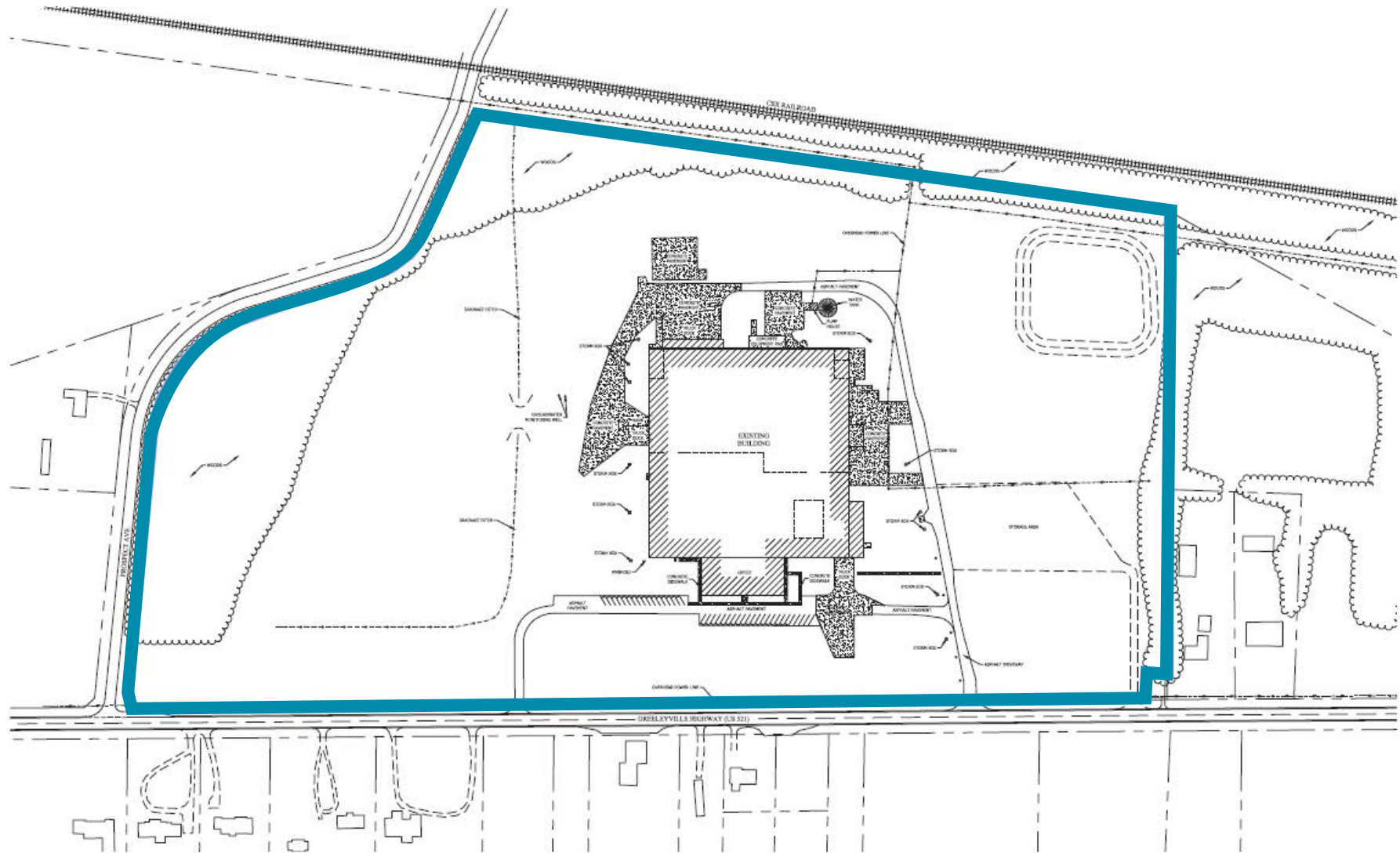
80,500 SF  
30 x 40 Column Spacing  
19' 7" - 21' 7" Clear Height  
Air Conditioned

## PRODUCTION LOADING

2 Dock High Doors

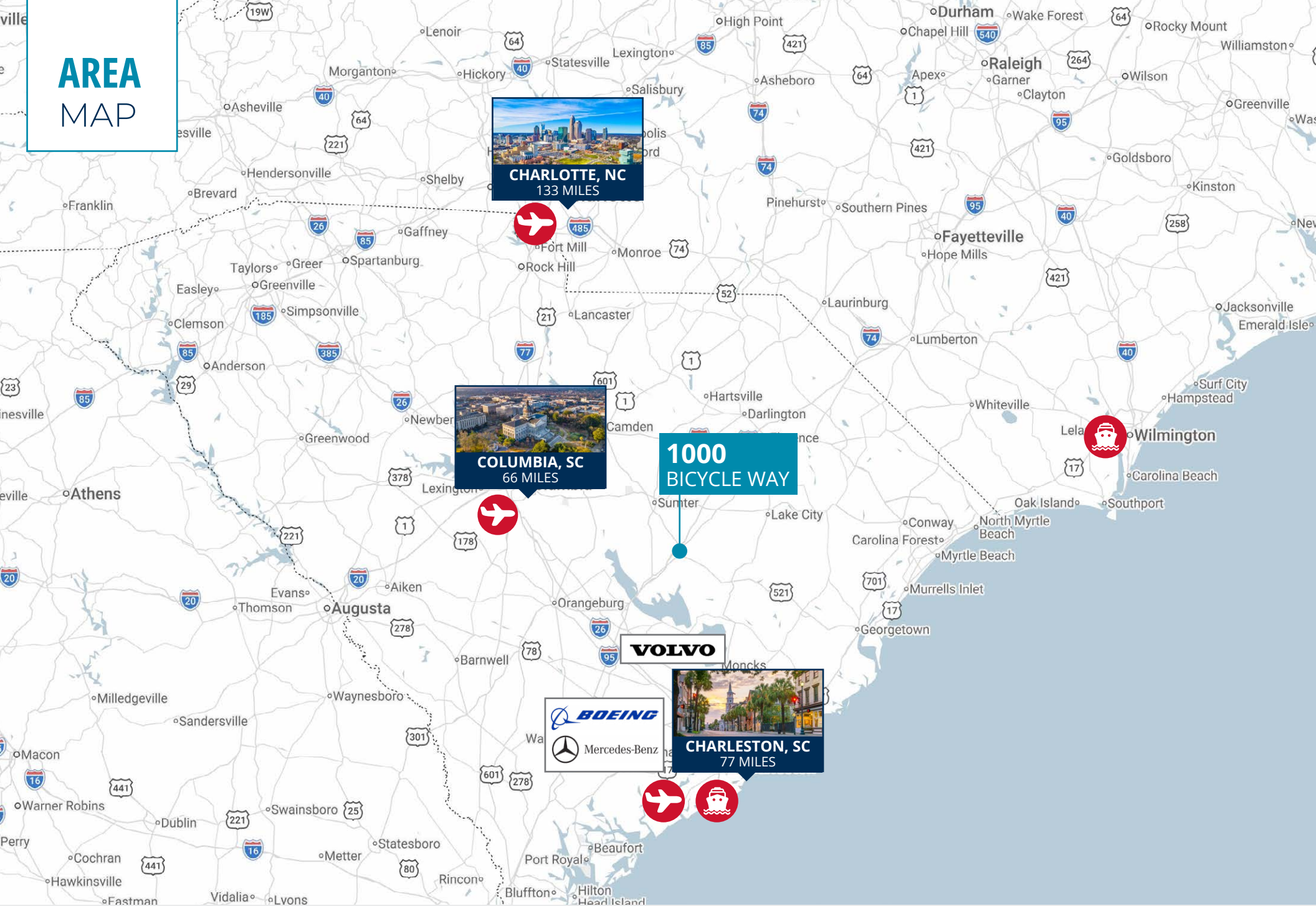


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# AREA MAP



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