

Palmetto Imaging Facility – Comprehensive Profile

1214 state Highway 34 E, Winnsboro, SC 29180

This comprehensive profile compiles key information about the Palmetto Imaging Facility, including facility specifications, infrastructure systems, utilities, safety, and compliance details. It is designed to serve as a complete reference for investors, tenants, engineers, and regulatory authorities.

Facility Overview

- Total Size: 76,000 square feet
- Constructed in 1989 on 14.11 acres of Land
- Zoned I-1 in Fairfield County
- Construction: Concrete flooring (6-inch, 3000lb, 4 mil vapor barriers)
- Layout: Warehouse, multiple manufacturing areas, process rooms, offices, cafeteria, and maintenance shop
- Roof: Metal roof with skylights
- Docking: 3-bay loading dock
- Special Features: Enclosed heavy machinery area, large cafeteria, spacious factory locker rooms, parking for over 200 vehicles, office space, security fence and gates, 3 bay loading dock



Boiler Systems

Cleaver Brooks Boiler CB 700-100 (1989, SN L-86040) – Actively used for steam heat, supporting facility heating and manufacturing processes. Quarterly inspections by C&C Boiler, annual inspections by Travelers Insurance and SC LLR.

Cleaver Brooks Boiler CB 700-150 (1989, SN L-86041) – Out of service and mothballed. No longer required for plant operations.



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Chiller Systems

Carrier 110 Ton Chiller, Model 30RBF110623HK—3, SN 4515Q83209. Installed May 2022 by Hoffman Mechanical Solutions. Provides cooling for the main production area, enclosed machinery, and process water with capacity for expansion.

HVAC Systems

Cooling is provided by a chilled water system. Managed via Trane Tracer Summit software, located in the IT room. Air handlers service production, coating, restrooms, and office spaces. Some handlers are operational; others require repairs or inspections before use. Offices use window units and space heaters where original systems were abandoned.

Fire Protection

Forced fire pump system (1989), maintained by PASCO, with annual inspections and testing. Includes pumps, sprinkler heads, backflow testing, and pump house controls. Fire extinguishers are inspected monthly by All Fire Services, LC. Fire extinguisher maps and CO2 system checks are part of routine inspections.

IT & Communications

Internet: High-speed fiber provided by TruVista, connected through IT room router.

Phone: Cisco phone system programmed by A3 Communications, operating over fiber.

Network: Dell PowerEdge T420 server, Cisco 2921 phone switch, with Wi-Fi access points.

Technical support provided by A3 Communications.

Security Systems

Johnson Controls burglar/fire alarm system with separate arming for office and factory areas. Monitors fire systems, CO2, smoke alarms, and sprinklers. Card-entry access via Kantech EntraPass software. Camera system (Blue Iris software) installed on Palmetto 8 server. Security fencing protects rear parking lot.



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Utilities

Electricity: Dominion Energy, 3-Phase with 2000KVA transformer and Var-Gard power control.

Water: Town of Winnsboro, with dedicated fire and boiler lines.

Natural Gas: Supplied by Town of Winnsboro with rear lot cutoff and metering.

Sewage: Disposal via Town of Winnsboro pump station located at rear of property.

Compliance & Permits

Previous Permits include Storm Water (testing required), Hazardous Waste, DOT Hazardous Waste and Emissions (closed out) and emissions permit.

Annual inspections and quarterly services are required for boilers, fire protection, fire door and security systems.

Economic Development Incentives

Fairfield County Chamber of Commerce and South Carolina Department of Commerce offer incentives such as tax abatements, infrastructure assistance, and workforce training programs. Links:

- <https://www.fairfieldcountysc.com/>
- <https://www.sccommerce.com/why-sc/sites-and-infrastructure>