

**Springs Close Plant**  
 2251 Catawba River Road  
 Fort Lawn, SC 29714



**South Carolina**  
 Department of Commerce

Just right for business.

<b>County</b>	Chester
<b>Municipality</b>	City
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	203-04-03-009-000
<b>Landuse</b>	Mixed Use (N) Forestry/Undeveloped (S) Forestry/Undeveloped (E) Forestry/Undeveloped (W)

**Pricing**

<b>Pricing</b>	For Sale/Lease
<b>Sale Price</b>	\$6,500,000
<b>Annual Lease Rate</b>	\$2.25/sqft/year

**Details**

<b>Tenancy</b>	Multi-Tenant (1 Building)
<b>Year Built</b>	1988
<b>Building Condition</b>	Excellent
<b>Total Building Area</b>	236,210 Sq Ft
<b>Site Size</b>	77.20 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	6"
<b>Wall Material</b>	Concrete

**Transportation**

<b>Road Serving Building</b>	Highway 21 (2 Lanes)
<b>Runway Access</b>	No
<b>Nearest Interstate</b>	I-77 (11.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (41.00 Miles)



**Utilities**

<b>Water Provider</b>	Chester Metropolitan District
<b>Wastewater Provider</b>	City of Lancaster Water and Sewer
<b>Natural Gas Provider</b>	Chester County Natural Gas (Connected)
<b>Telecomm Provider</b>	TruVista
<b>Electric Provider</b>	Duke Energy
<b>Alternative Gases</b>	None Available

<b>Rail Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Port</b>	Georgetown (158.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (43.00 Miles)

**Available Space Information 1**

<b>Available Area</b>	236,210 Sq Ft	<b>Minimum Area</b>	98,400
<b>Office Area</b>	4,560 Sq Ft	<b>Heated Area</b>	Portion
<b>Air Conditioned Area</b>	Portion	<b>Fire Suppression</b>	Wet - 100%
<b>Lighting</b>	Metal Halide	<b>Clear Height Range</b>	13' - 32'
<b>Drive-In Doors</b>	Undetermined	<b>Dock Doors</b>	23
<b>Approximate Auto Space Parking</b>	500	<b>Approximate Trailer Parking</b>	Undetermined
<b>Most Recent Use</b>	Manufacturing		

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