

PRICED TO SELL > INDUSTRIAL SPACE > ±676,548 SF



# 1 Guardian Way

WINNSBORO, SOUTH CAROLINA 29180



The subject property is a ±676,548 SF manufacturing building. The building enjoys high ceiling clear heights, heavy power and ample docking abilities in a high incentive county. The site is located in Fairfield County, SC about 20 minutes north of Columbia, SC and 60 minutes south of Charlotte, NC.

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AVAILABLE > INDUSTRIAL SPACE > ±676,548 SF

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WINNSBORO, SOUTH CAROLINA 29180



## 1 Guardian Way > Industrial Space

Located 6 miles off exit 34 from I-77 N just 20 minutes north of Columbia, SC and 60 minutes south of Charlotte, NC in Fairfield County.

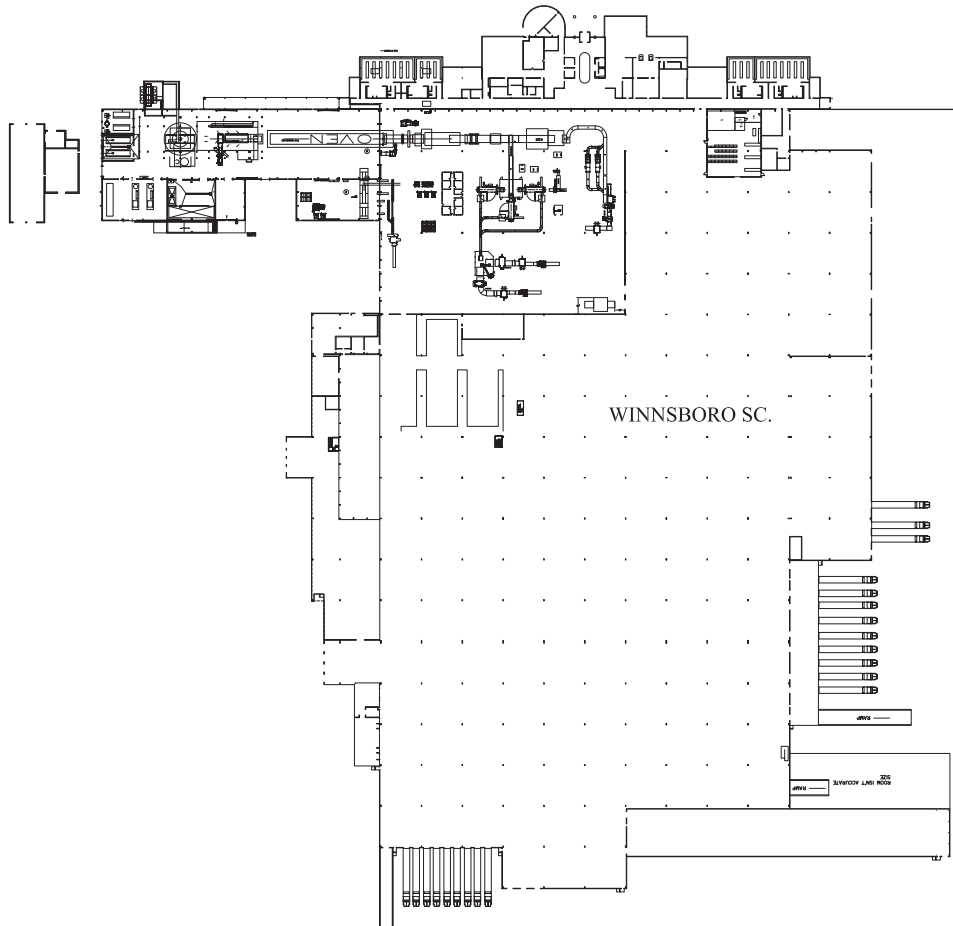
## Building Amenities

- > **Year Built:** 1987 (Renovations in 2015/16)
- > **Condition:** Good
- > **Former Use:** Truck Assembly & Insulation Manufacturing
- > **Parking:** ±1250 available spaces
- > **Sprinkler:** 100% sprinklered
- > **Clear Height:** 25'-56'
- > **Rail Siding:** Served by Norfolk Southern Rail Spur
- > **Ports:** Port of Charleston, 140 Miles
- > **Interstate Access:** I-77, 6 Miles  
I-20, 20 Miles
- > **Commercial Airport:** Columbia Metropolitan Airport, 40 Miles  
Charlotte International Airport, 60 Miles
- > **Doors:** 33 Dock High Doors  
6 Drive-In Doors
- > **Site:** 150.48 Acres
- > **Utilities:** *Electricity:* SCE&G (dedicated substation on-site)  
*Gas:* Town of Winnsboro  
*Water:* Town of Winnsboro  
*Sewer:* Town of Winnsboro
- > **REDUCED PRICE:** \$11,500,000.00

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## 1 Guardian Way. > Floor Plan

### Construction:

*Floor:* 8" reinforced concrete slab  
*Walls:* Insulated Metal & Concrete Panels  
*Roof:* White TPO (installed in 2016)  
*Columns:* 50'x50'

### Building Area:

*Office Area:* ±31,809 SF  
*Mfg. / Whse. Space:* ±644,146 SF  
*Total:* ±676,548 SF

### Miscellaneous:

> 102'x102' truck service garage with drive through bays  
> Includes Lahti Precision Dry Mix Tower Plant

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# 1 Guardian Way

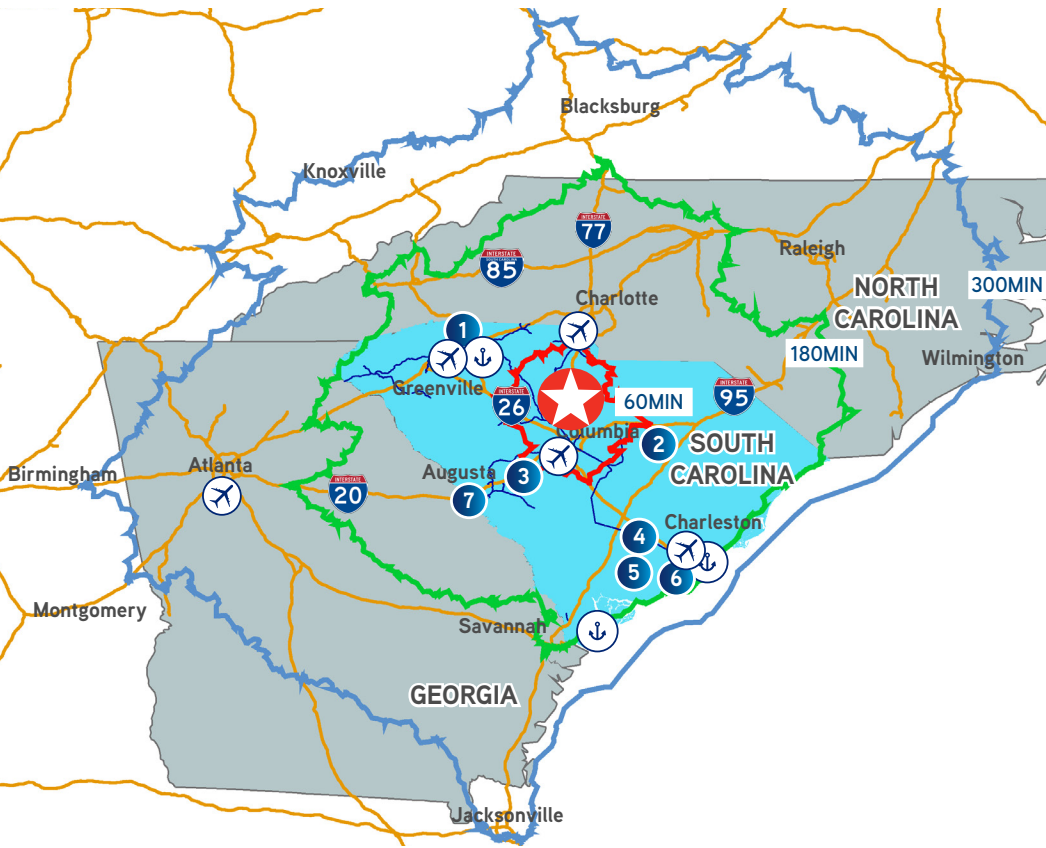
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## Contact Us

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### DISTANCE from 1 GUARDIAN WAY to:

- |  |  |
|--|--|
| 1 BMW Manufacturing Co. <br>114 minutes | 5 Boeing Co. <br>125 minutes                      |
| 2 Continental Tire <br>81 minutes       | 6 Daimler Vans Manufacturing, LLC <br>122 minutes |
| 3 Michelin Tires <br>45 minutes         | 7 Bridgestone Tires <br>94 minutes                |
| 4 Volvo <br>165 minutes                 |  |

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