



FOR SALE

RAIL SERVED MANUFACTURING FACILITY

3240 BRITTAIN DRIVE

NEWBERRY, SOUTH CAROLINA

PROPERTY OVERVIEW

3240 Brittain Drive is a $\pm 182,160$ SF manufacturing facility in Newberry South Carolina. This ± 30 acre site has 425 feet of covered rail positions on an active rail spur. The warehouse was originally built in 1966 with an additional $\pm 28,000$ SF high bay addition in 1971. There is approximately $\pm 7,760$ SF of office space, 10 dock high doors and 2 on-grade doors.

The site is located in Newberry County about 3 miles from I-26 access. Newberry is located approximately 45 miles outside of Columbia, the state's capital, and 60 miles from Greenville, SC.



BUILDING SPECIFICATIONS

Total SF ±182,160 SF

SF Breakdown

Warehouse: ±174,400 SF
Office: ±7,760 SF
Covered Rail Platform: ±7,590 SF
Covered Truck Dock: ±5,000 SF

Acreage ±30 Acres

Auto Parking 140

Trailer Parking 24 dedicated trailer parks

Clear Height 15'3 and 27'3

Column Spacing 25' x 40'

Dock High Doors 10

Drive in Doors 2

Sprinkler 8" sprinkler line

Floor Thickness 5" – 8" with reinforced wire mesh

HVAC 100% Heated
Air Conditioning in Office only

Lighting Fluorescent & Metal Halide

Roof Built up roof over steel deck

Year Built 1966 / addition in 1971

Zoning Industrial

Construction Masonry

Rail Active Spur on CSX line with 425' of covered rail positions

Opportunity Zone Yes

Utility Providers

Power: Newberry Electric Cooperative
Water: City of Newberry
Sewer: City of Newberry
Gas: Clinton-Newberry Natural Gas Authority
Telecom: AT&T / Comcast

Water Capacity 3" primary water connection / 16" main line

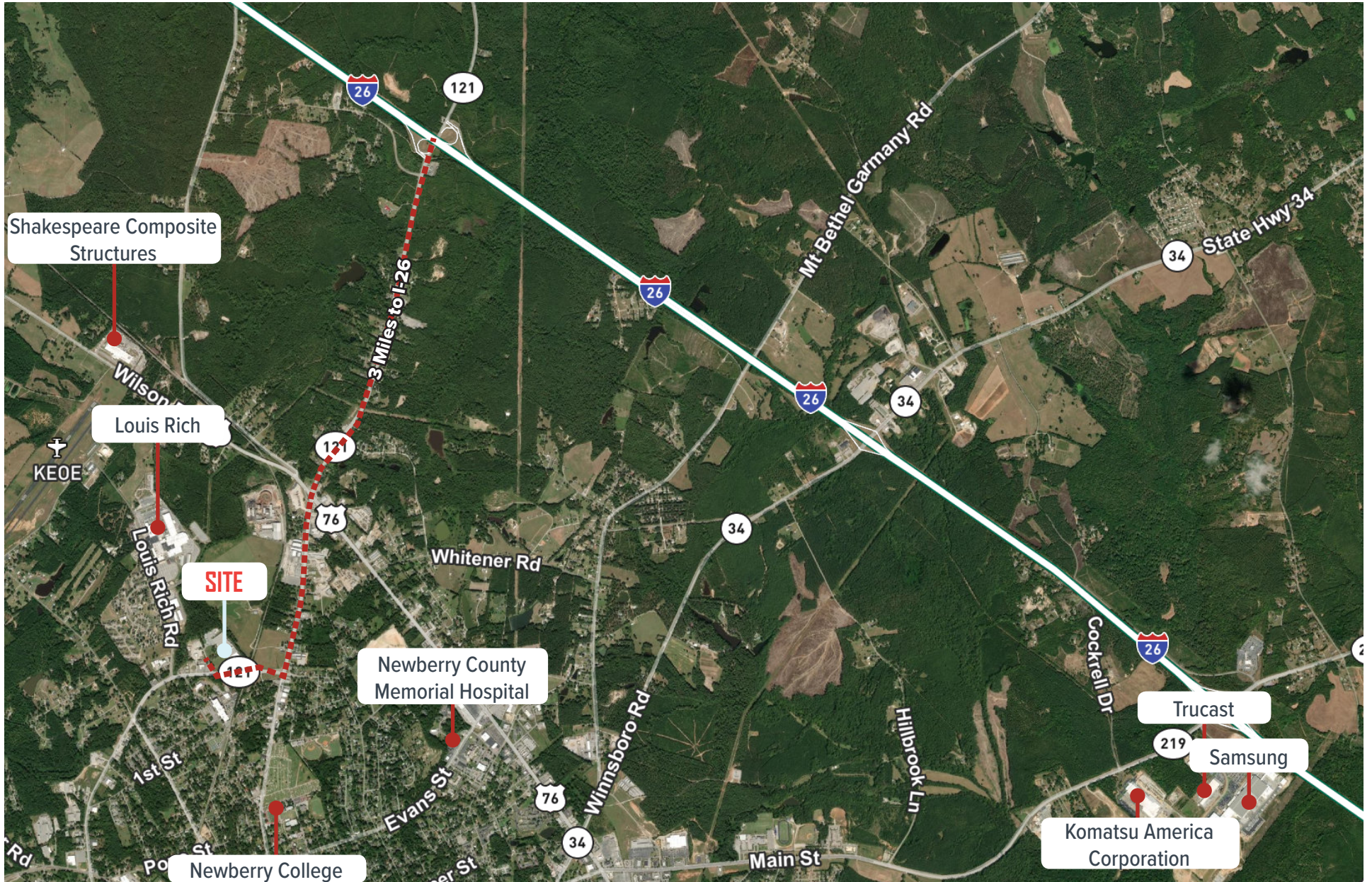
Sewer Capacity 8" gravity connection, metered sewer / 8" line on road

Power 3000 amp service , 3-phase-277/480 served by
1500kVA transformer

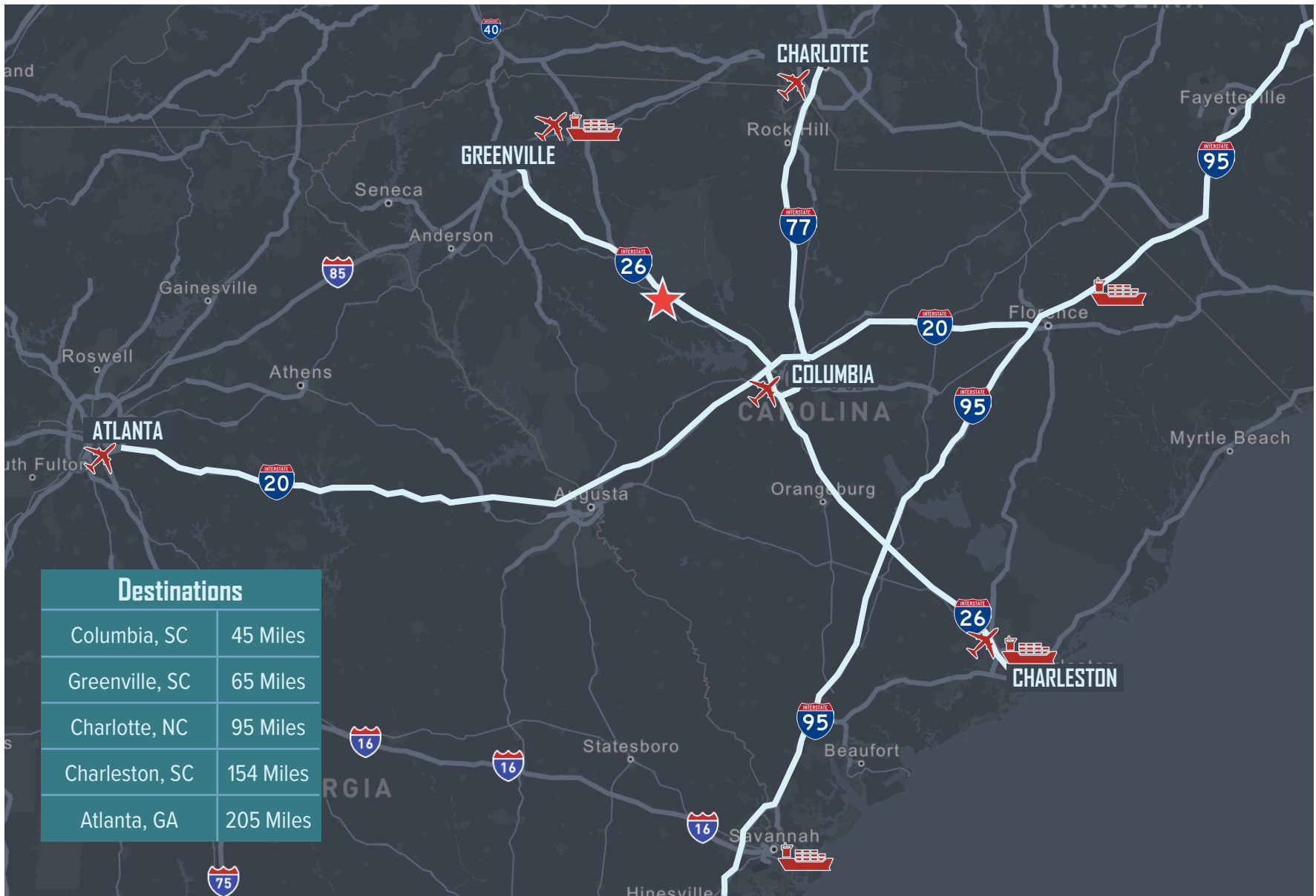
Sale Price \$4,750,000



MARKET AERIAL



REGIONALLY ACCESSIBLE



NEWBERRY COUNTY

SOUTH CAROLINA

3240 Brittain Drive is conveniently located in Newberry County, situated along Interstate 26 between Columbia, the state's capital, and Greenville, the state's largest industrial market. The proximity to 2 of South Carolina's 3 major markets provide ample opportunity for statewide and regional access.



Demographics		
	Newberry County	60 Mile Radius
Population	39,224	2,463,383
Median Age	41.7	38.9
Average Household Income	\$64,319	\$74,438
Labor Force (Civilian Population 16+ in Labor Force)	19,649	1,190,603

104,000

EMPLOYED IN MANUFACTURING
WITHIN A 60 MINUTE DRIVE TIME

Central SC Alliance

KEY EMPLOYERS

Newberry County, South Carolina

Kraft-Heinz

Employees: 2,700

Newberry County School District

Employees: 830

Samsung

Employees: 800

Newberry County Memorial Hospital

Employees: 474

Georgia-Pacific Corporation

Employees: 275

Newberry County

Employees: 200

Shakespeare Composite Structures

Employees: 200

Via Central SC Alliance

CBRE



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