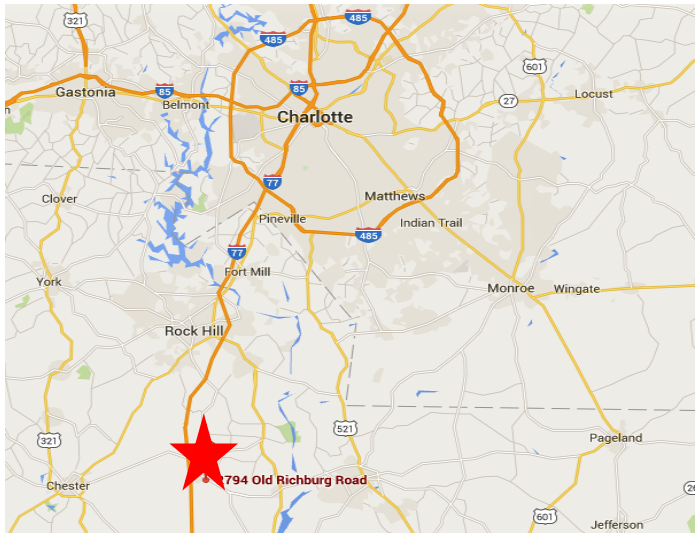


# FOR SALE

**2794 Old Richburg Rd  
Richburg, SC 29729**

**WHITESIDE INDUSTRIAL  
PROPERTIES**



**MULTI-CRANE SERVED FACILITY  
29 Miles South of Charlotte, NC**

**Approximately 85,000 Square Feet  
+/- 40 Acres  
With graded and prepared lay down area**

**Purchase Price: \$3,790,000  
Rail Served with spur into building**

## Property Highlights:

- 27' to 37' clear
- 40 acres on Hwy 9, 2.4 mi to I-77
- Heavy cranes throughout the building,  
- 10 tons to 25 tons
- Drive-in access on three sides,  
- dock high at back of building
- Heavy power; 480 volts with 16,000 amps
- Large gravel parking and lay down area at side and rear
- Corporate Neighbors: Thyssenkrupp Materials, Footprint, Guardian Industries, Giti Tire USA, Richburg Supply, Porter Warner Industries, United Natural Foods, ATI Specialty Materials

**For more information contact:**

**Jim Whiteside**

**704.347.4676**

**Jim@WhitesideIndustrial.com**

All information regarding property for sale, rental, financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is subject to change of price omissions, errors or other conditions prior to sale, lease, or withdrawal.

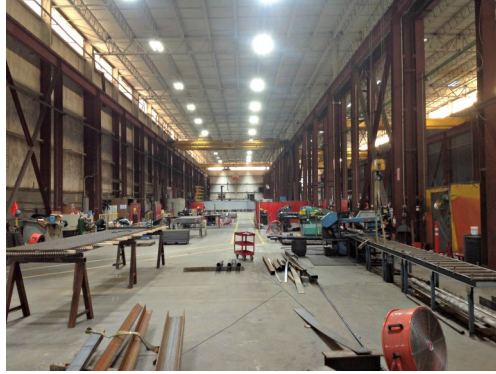
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Richburg, SC 29729

WHITESIDE INDUSTRIAL  
PROPERTIES



1500 KVA Power, 480 Volts, 16,000 Amps



Bay 1  
One 15 ton crane  
Two 10 ton cranes



Bay 2  
Two 25 ton cranes  
One 10 ton crane

## Building Amenities:

- Two 25 ton cranes (P&H)
- One 15 ton crane (Demag)
- Five 10 ton cranes (Demag)
- Nine drive-through, grade level doors — one of which is an interior rail door
- Two dock-high doors, covered
- LED lighting in the plant
- Post Weld Heat treat furnace with 2" gas line
- Restrooms in the administrative offices as well as the plant
- Blast booth system — 25' wide by 20' high by 50' long
- 3,400 SF of administrative offices with plant offices in the manufacturing area
- Air piping distribution system with valves, regulators, and receiver tanks
- Paint booth system with air make up unit, air distribution system fans and controls — 25' wide by 20' high by 50' long
- Two Air Compressors (Ingersoll Rand and Sulair)



Bay 3  
Two 10 ton cranes  
9 jib cranes with hoist



HVAC



Lay down area



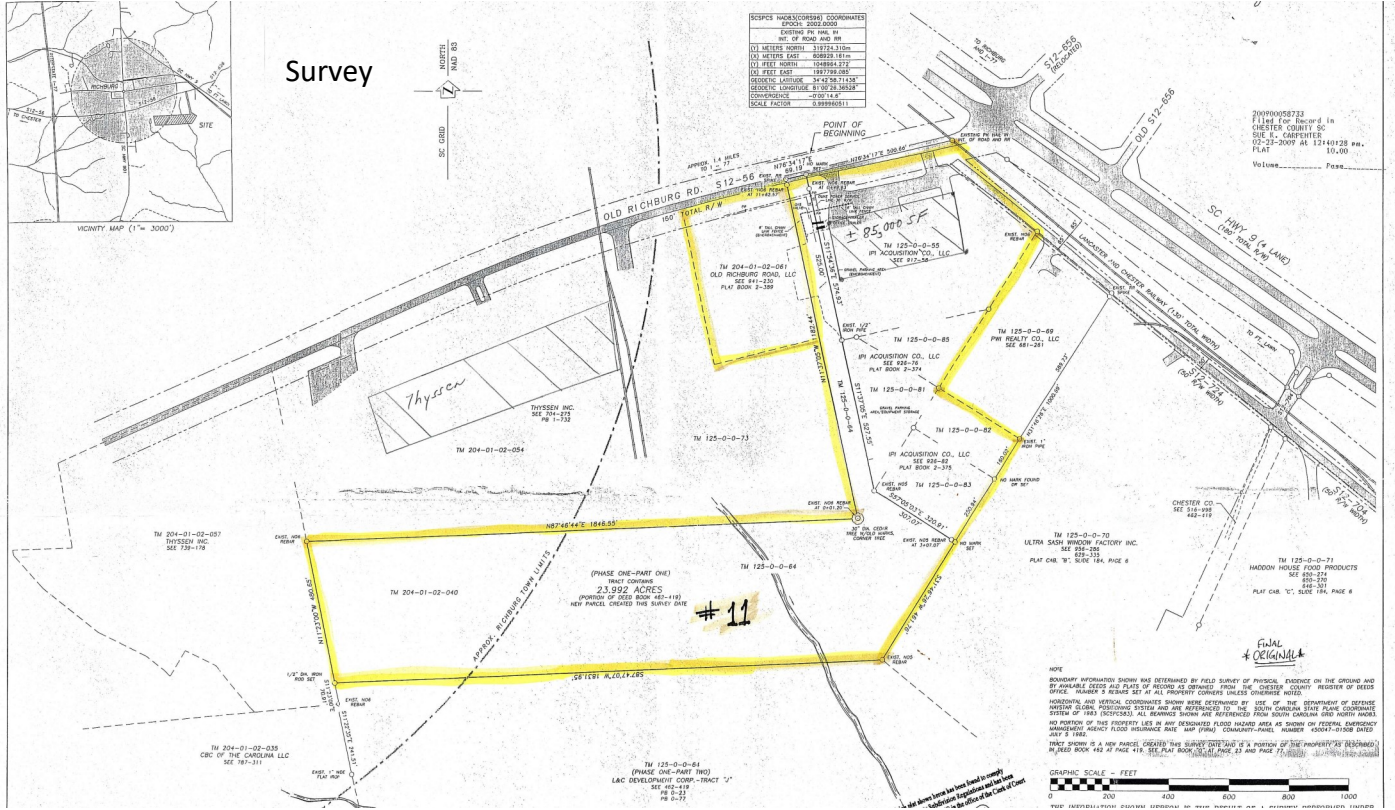
Truck Access

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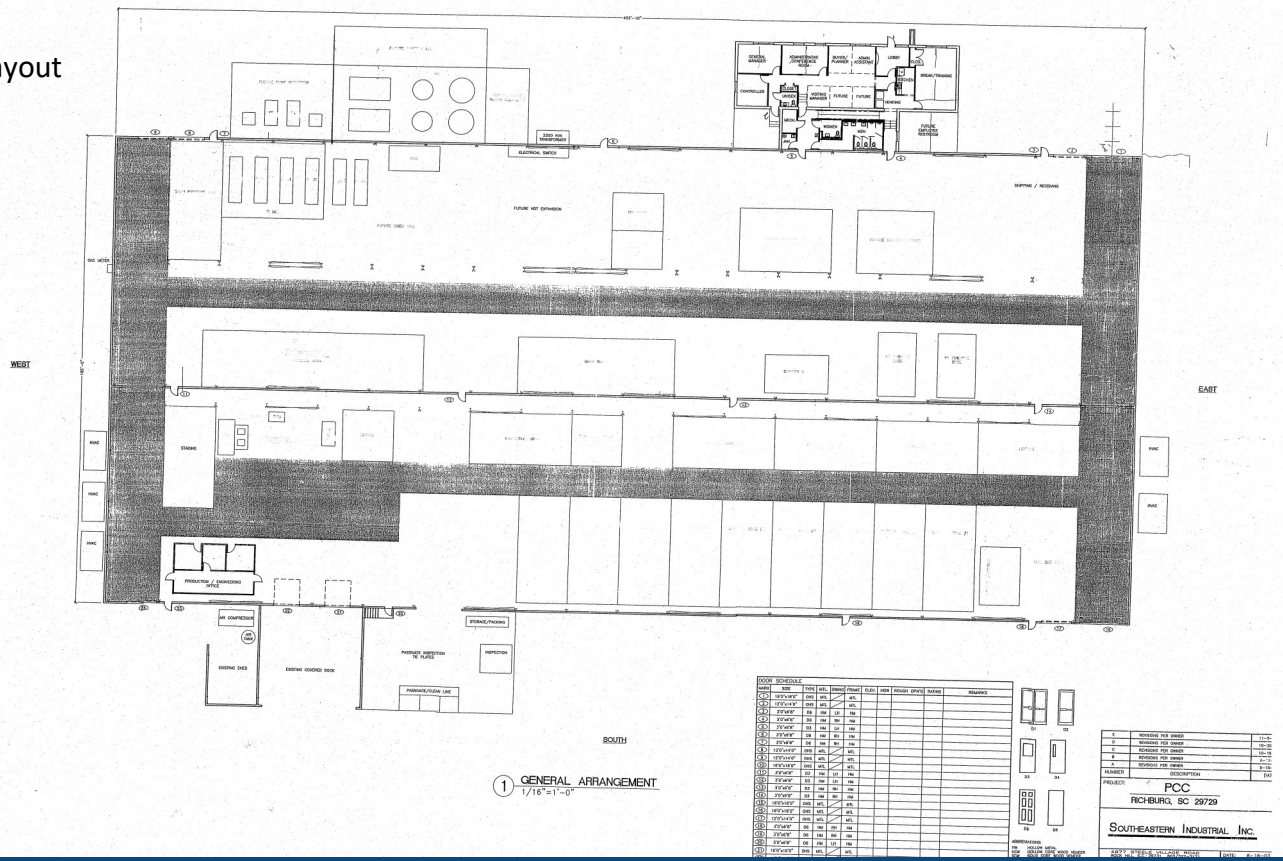
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## 2794 Old Richburg Rd Richburg, SC 29729

# WHITESIDE INDUSTRIAL PROPERTIES



Plant Layout



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