

# A V A I L A B L E



## Grover, North Carolina

**356,235 SF on 99.46 ACRES**

<b>SIZE:</b>	356,235 square feet
<b>LOT SIZE:</b>	99.46 acres
<b>PARKING:</b>	362 paved, marked and lighted spaces
<b>CONDITION:</b>	Good
<b>CONSTRUCTION DATES:</b>	
<b>1980:</b>	Main factory floor of 117,600 SF 2nd floor office of 14,300 SF Factory offices, quality and flex of 9,280 SF Canteen of 700 SF 3rd flr. unfinished (storage & mech.) 4,800 SF Warehouse #1 of 21,600 SF
<b>1986:</b>	EMMC and PST of 13,200 SF Power house of 13,200 SF Electrical switchgear room of 22,050 SF Waste treatment room of 5,000 SF
<b>1993:</b>	Warehouse #2 of 18,160 SF Shipping area of 6,050 SF
<b>1995:</b>	PC room of 2,865 SF Two building connector of 1,200 SF Warehouse of 60,000 SF Warehouse Office of 1,800 SF
<b>1998:</b>	Reapplications shop of 1,200 SF
<b>2000:</b>	Packaging expansion of 4,450 SF Warehouse addition of 15,000 SF
<b>2002:</b>	Screen and carousel of 5,980 SF Shipping office of 2,420 SF

<b>CONSTRUCTION:</b>	
<b>Floors:</b>	6"-9" epoxy coated concrete
<b>Walls:</b>	Warehouse – Metal sandwich panels Manufacturing – 8" painted concrete block wainscot with metal sandwich panels above
<b>Columns:</b>	Warehouse – 8" steel H Manufacturing – steel H
<b>Ceiling:</b>	Painted metal deck in the warehouse and manufacturing area
<b>Roof:</b>	Warehouse – Standing seam metal roof  Manufacturing – Combination of built-up and rubber membrane which was coated with GE urethane foam roof application in 1998; 10-year warranty which can be extended.
<b>OFFICE AREA:</b>	14,300 SF of 2nd story office spce with private offices, open clerical areas, and conference room, featuring carpeted floors, painted gypsum wall panels, and recessed fluorescent lighting. Additionally, there is 14, 300 SF of 1st floor plant support space, including lobby and reception area, private offices, cafeteria and break room, plant locker rooms and restrooms, and first aid dispensary.
<b>CEILING HEIGHTS:</b>	
<b>Warehouse:</b>	26' clear at the eaves to 32' clear at the center
<b>Mfg:</b>	Crane Bay Area – 35' 10" clear Low Bay Area – 25' 10" clear

**COLUMNS:** Warehouse – 40' x 40'  
Manufacturing Area – 80'6" x 40'

**POWER:**

**Source:** Supplied by Duke Energy

**Substations:** 4 – 2500 kVa internal substations

**Primary Line:** 44 kV to 12.5 kV substation

**Switchgear:** 4 – 4,000 amp 480Y/277 volt, 3 phase, 3 wire (delta-wye)

**Distribution:** Combination of direct feed and bus duct. The EDC Building is currently served from a 44 kv – 12 kv Transmission Substation. Current transformer capacity is 6900 kVa, 7935 kVa if fans are added.

**HEATING & A/C:**

**Mfg:** 2 – 600 ton Carrier chillers  
8 – Marley cooling towers installed in 2006  
1 – 1981 Cleaver Brooks water heater for back-up heat  
1 – 113,000 gallon above-ground diked #2 fuel oil tank which is used as back-up fuel for the water heater.  
1 – Groundwater well used to supply water for the cooling towers which produces 50-75 gallons per minute.

**Warehouse:** 3 – Trane gas-fired, pad-mounted air handling units  
2 – Gas-fired, ceiling-mounted radiant heat dock heaters

**LIGHTING:** High-pressure sodium

**SPRINKLER:**

**Warehouse:** 100% wet ESFR system

**Mfg:** 100% wet normal hazard  
10" fully looped system with 125 psi static pressure

350,000 gallon ground-level storage tank for fire protection with 2 Caterpillar diesel fire pumps that produce 2,000 gallons per minute.  
Delayed-action sprinkler system for computer room

**WATER:**

Supplied by the City of Kings Mountain  
12" main; 10" line to building  
4" and 6" service lines; 6" line currently unused and capped that serve waste treatment

**SEWER:**

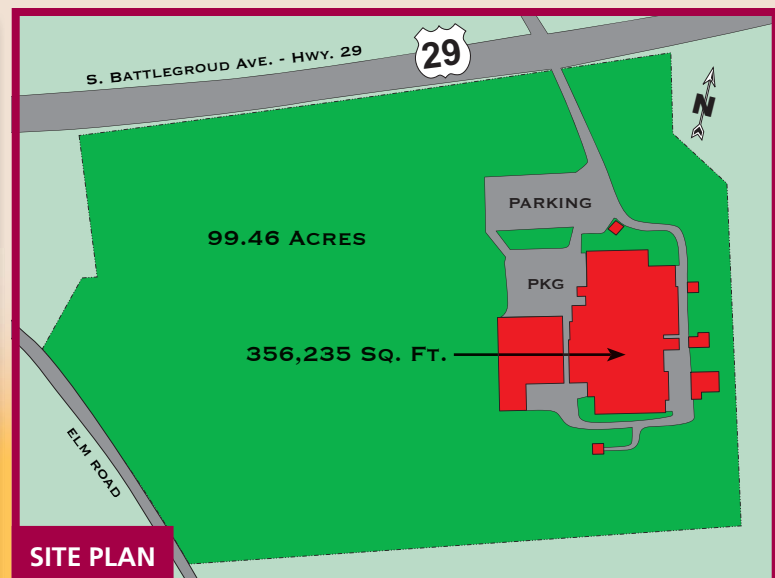
Supplied by the City of Kings Mountain  
Plant is serviced by a sewer lift station that serves this building with an oversized reservoir  
6" main; lift station owned by Kings Mountain

**GAS:**

Supplied by PSNC  
6" main; 3" line

**AIR LINES:**

Distributed throughout.  
10" air distribution line also serves as an air accumulation tank as part of the overall air compressor system; 2" stainless steel lines to production area.  
1 – 150 hp and 2 – 100 hp Gardner Denver, flooded screw-type air compressors  
3 – Gardner Denver air dryers from 400 to 500 cfm





#### LOADING:

2 – 16' x 18' electric roll-up drive-in doors  
Covered enclosed connector between  
manufacturing and warehouse building

#### *West Wall:*

Manufacturing: 3 – 8' x 10' tailgate loading  
electric roll-up doors with manual load  
levelers, dock locks, dock lights and concrete  
apron

#### *East Wall:*

Manufacturing: 8 – 8' x 10' tailgate loading  
electric roll-up doors with manual load  
levelers, dock locks, dock lights and concrete  
apron

Covered loading platform with 2 loading  
positions serviced by 1 – 16' x 18' electric  
roll-up door

Warehouse: 6 – 8' x 10' tailgate loading  
electric roll-up doors with manual load  
levelers, dock locks, dock lights and concrete  
apron

#### CRANES:

The building was formerly crane served by 2 –  
10T cranes and 1 – 5T crane.  
The crane rails have been removed, but they  
can be reinstalled.

#### ZONING:

Industrial

#### POSSESSION:

Immediate

#### PLANS:

Available upon request

#### LAST USE:

Manufacturing of CDs and DVDs

#### MISC.:

- \* The improved areas are fully fenced
- \* Security cameras and guards
- \* Pump house of 600 SF built in 1986
- \* Outbuildings of 1,850 SF built in 1986
- \* Storage building of 1,600 SF built in 1988
- \* Hazardous waste building of 2,580 SF built in 1988
- \* Security guardhouse of 670 SF built in 1995
- \* Open pallet storage building of 6,380 SF built in 2000
- \* Canteen seating capacity of approximately 125 people



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