

A V A I L A B L E



Grover, North Carolina

356,235 SF on 99.46 ACRES

SIZE:	356,235 square feet
LOT SIZE:	99.46 acres
PARKING:	362 paved, marked and lighted spaces
CONDITION:	Good
CONSTRUCTION DATES:	
1980:	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
1986:	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
1993:	Warehouse #2 of 18,160 SF Shipping area of 6,050 SF
1995:	PC room of 2,865 SF Two building connector of 1,200 SF Warehouse of 60,000 SF Warehouse Office of 1,800 SF
1998:	Reapplications shop of 1,200 SF
2000:	Packaging expansion of 4,450 SF Warehouse addition of 15,000 SF
2002:	Screen and carousel of 5,980 SF Shipping office of 2,420 SF

CONSTRUCTION:

Floors:	6"-9" epoxy coated concrete
Walls:	Warehouse – Metal sandwich panels Manufacturing – 8" painted concrete block wainscot with metal sandwich panels above
Columns:	Warehouse – 8" steel H Manufacturing – steel H
Ceiling:	Painted metal deck in the warehouse and manufacturing area
Roof:	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.

OFFICE AREA:

14,300 SF of 2nd story office space 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.

CEILING HEIGHTS:

Warehouse:	26' clear at the eaves to 32' clear at the center
Mfg:	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



HART CORPORATION

INTERNATIONAL INDUSTRIAL REAL ESTATE

NEW HART CORPORATION

CORPORATE HEADQUARTERS
900 Jaymor Road
Southampton, PA 18966-3820
Phone: (215) 322-5100
Fax: (215) 322-5840

CAROLINAS/VIRGINIA REGION
7422 Carmel Executive Park - Suite 216
Charlotte, NC 28226-8286
Phone: (704) 541-1393
Fax: (704) 541-6151



Colliers International
301 South College Street
Suite 3350
Charlotte, NC 28202
Tel: (704) 409-9933
Fax: (704) 409-9934

Web Site - <http://www.hartcorp.com>

E-Mail - hart@hartcorp.com

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