

Sign Crafters Building

Shiloh Unity Road
Lancaster, SC

FOR SALE OR LEASE



Lat: 34.765685 | Long: -80.796086

PROPERTY:		BUILDING 'A':	UTILITIES:
Sign Crafters Building 399 West Shiloh Unity Road		Warehouse: 7,970 sf Office: 1,400 sf Total: 9,370 sf <i>(measurements are ±)</i>	Water: Lancaster County Sewer: Septic System Gas: Lancaster County
MUNICIPALITY:		BUILDING 'B':	POWER:
Lancaster, South Carolina Lancaster County		Warehouse: 2,600 sf	Provider: Duke Power 208Y/120W 3 Phase 4 Wire
PARCEL ID/LOT SIZE:		CLEAR HEIGHT/SPAN:	ZONING:
0049-00-017-02 2.5± Acres		Building 'A': 10'-6" height to heater 11'-6" height to lights 57' span Building 'B': 11' height 25' span	Nonconforming: Allowable uses similar to previous use or less intense.
PRICE/LEASE:		DOORS:	PREVIOUS USE:
Sale Price: \$389,000 Lease: Building A: \$2,200/mo		Building 'A': (1) 12'x12' Drive in (1) 10'x12' Dock door Building 'B': (1) 10'x12' Drive in	Sign Crafters Electrical sign fabricators



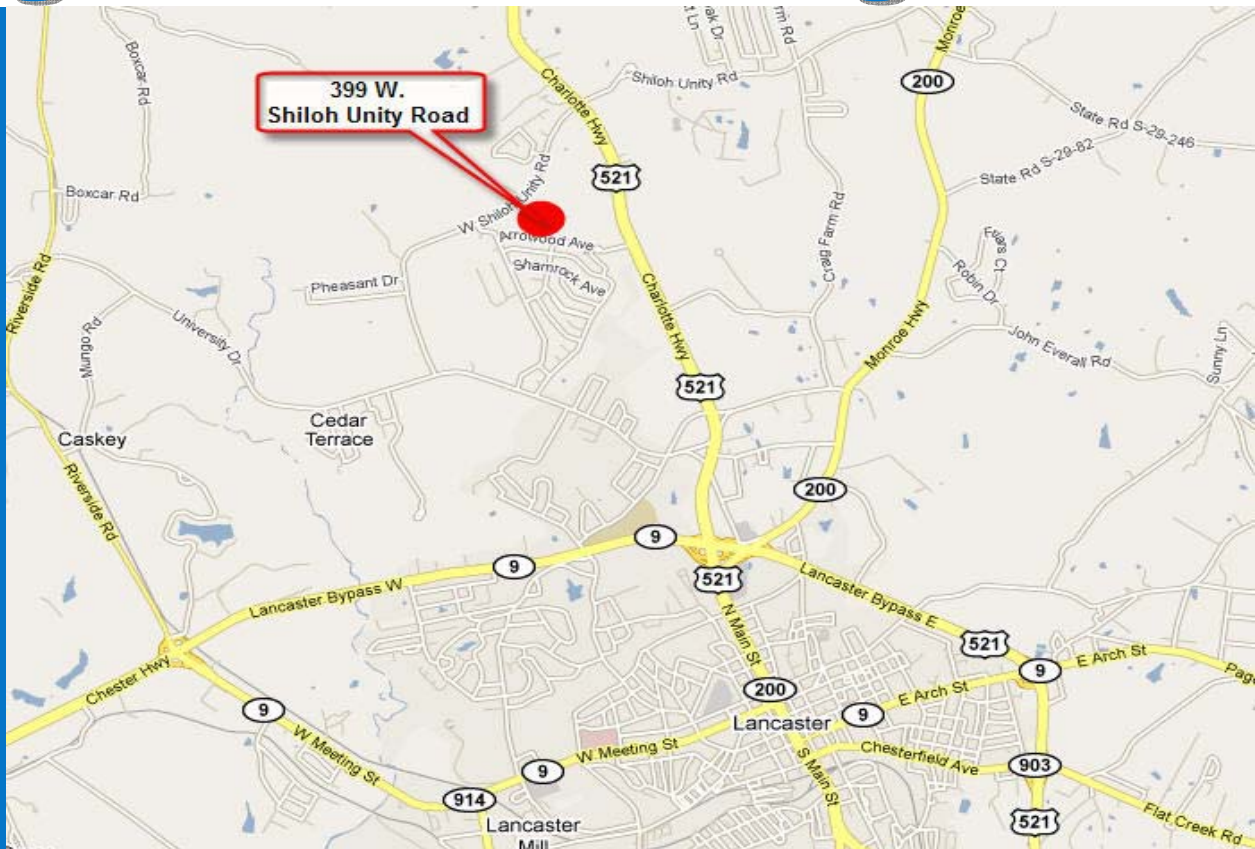
GIBSON SMITH REALTY CO.

Contact:
Franklin G. "Buddy" Hege @ (704) 319-4797 bhege@gsrc.net | ww.gsrc.net

Sign Crafters Building

Shiloh Unity Road
Lancaster, SC

FOR SALE OR LEASE



MISCELLANEOUS:

The Sign Crafters Building is conveniently located just north of Lancaster S.C. within easy access to Charlotte Highway (Hwy 521). The storage yard is fenced and lockable with plenty of room to maneuver trucks. Additional parking is provided on the west side of the building adjacent to the Office entrance.

Potential sell of the property includes both buildings A and B, 'For Lease' is Building A. Building B is presently leased month to month and can be viewed by appointment only, contact Gibson Smith Realty Co.

Building 'A' comprises 9,370sf including 1,400sf of Office with three private offices, conference area, small storage room and reception area, 7,970sf Warehouse, includes a 900sf storage room and a 900sf paint area (with mechanical ventilation), all measurements are approximate.

Over the Office portion is a small mezzanine area. There is a 250sf exterior Paint Booth attached to Building A, accessible via the exterior loading dock.

The Warehouse is heated by two ceiling hung gas blowers and ventilated by eave fans. The Office is heated and cooled. The floor is concrete, although the loading capacity is unknown. The loading dock is covered and is extended to allow for exterior storage and includes a (1) one ton hoist.

This is an affordable property at an affordable price, call today for a complete description.



GIBSON SMITH REALTY CO.

Contact:

Franklin G. "Buddy" Hege @ (704) 319-4797 bhege@gsrc.net | www.gsrc.net