



GREENVILLE, NC
137,127 SF on 10.642 Acres

TOTAL SQ. FT.: 137,127 square feet

DIMENSIONS: 301'6" x 425'

CONDITION: Very Good

DATES OF CONSTRUCTION: 1966 – Original plant of 35,000 SF
1973 – 35,000 SF addition
1991 – 70,000 SF addition

LOT SIZE: 10.642 acres

PARKING: Office: 17 paved and 2 handicap, marked and lighted spaces
Plant: 260 paved and 2 handicap, marked and lighted spaces

CONSTRUCTION:
Floors: The 1966 and 1973 portions of the plant are concrete slab; the 1991 addition is 6" concrete slabs reinforced with 6x6x10/10 wire welded mesh over polyethylene vapor and a crushed stone base

Walls: The original plant and 1973 addition totaling 70,000 SF is brick over block; the 1991 addition has a brick over block front wall, a painted concrete masonry block rear wall and an insulated pre-engineered metal panel side wall

Ceiling: Painted 22 gauge metal deck with exposed beams and joists

Columns: The original construction has 8" steel H and 6" circular steel columns and the additions have 8" steel H columns

Roof: The 1966 and 1973 constructed portion of the building of 70,000 SF has a mechanically fastened single ply membrane roof installed in 2004; the 1991 addition is an insulated pre-engineered metal roof

OFFICE AND SUPPORT AREAS:

Approx. 3,000 SF of offices with approx. 3,000 SF of mezzanine space within the 1991 addition with offices; office finishes include vinyl tiled floors, painted gypsum wall panels, recessed fluorescent lighting and dropped acoustical ceiling tiles

CEILING HEIGHTS:

70,000 SF (1966 and 1973) is 14' clear under the main beams
70,000 SF (1991) is 22' clear below the main beams and 24' clear below the joists

COLUMN SPACING:

70,000 SF (1966 and 1973): 30' x 30'
70,000 SF (1991): 40' x 50'

POWER:

Source: Supplied by Greenville Utilities
Primary: (2) 2,500 kva pad mounted transformers
(1) 1,500 kva pad mounted transformer

There is (1) 600 kw and (1) 1,360 kw peak shaving diesel generating units owned by Bosch

There is (1) 1,010 kw peak shaving diesel generating unit owned by Greenville Utilities, which is scheduled for removal within 60 days of the plant being vacated

Distribution: Conduit and bus duct with disconnects

WATER: Supplied by the City of Greenville
14" main; 8" U-shaped fire loop
2" domestic line

SEWER: Supplied by the City of Greenville
21" main; 6" line

GAS: Supplied by Greenville Utilities
8" main
2" line

LIGHTING: Metal halide 400 watt fixtures throughout

SPRINKLER: 100% wet system

ALARM: Automatic fire and burglar alarm

HVAC:
Office: Combo HVAC heat pumps
Plant: There are a few electric ceiling suspended radiant heaters; however, the machinery and production generated most of the heat throughout the plant. Process cooling is provided by (2) 300-ton Trane screw type central chillers with exterior pad mounted cooling towers. Comfort cooling is provided by (2) 70-ton Trane refrigeration units and (1) 50-ton Trane refrigeration unit.

COMPRESSED AIR:

(2) 200 Hp Kaiser screw type air compressors and (1) 150 Hp Gardner Denver screw type air compressor served by three accumulation tanks and air dryers (General Pneumatics, Ultra Air)

TRUCK LOADING:

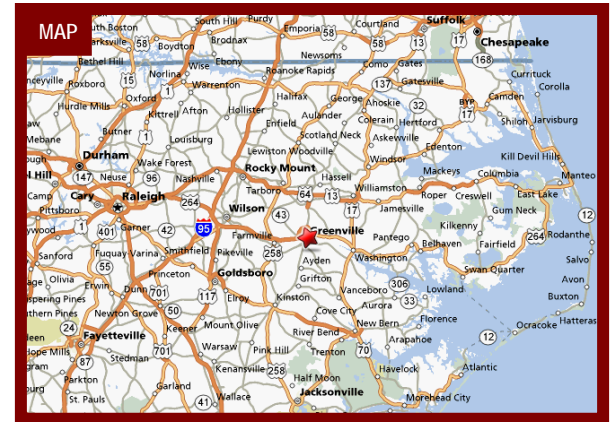
West Wall: (3) 8' x 10' dock height loading doors
South Wall: (3) 8' x 10' dock height loading doors

LAST USE: Manufactured router bits, drill bits and cutting tools.

POSSESSION: June 2008

ZONING: Industrial

PLANS: Available upon request




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