

<b>County</b>	Chester
<b>Municipality</b>	City
<b>Zoning</b>	ID1
<b>Tax Map ID</b>	125-00-00-086-000
<b>Landuse</b>	Light Industrial (N) Commercial (S) School (E) Light Industrial (W)

**Pricing**

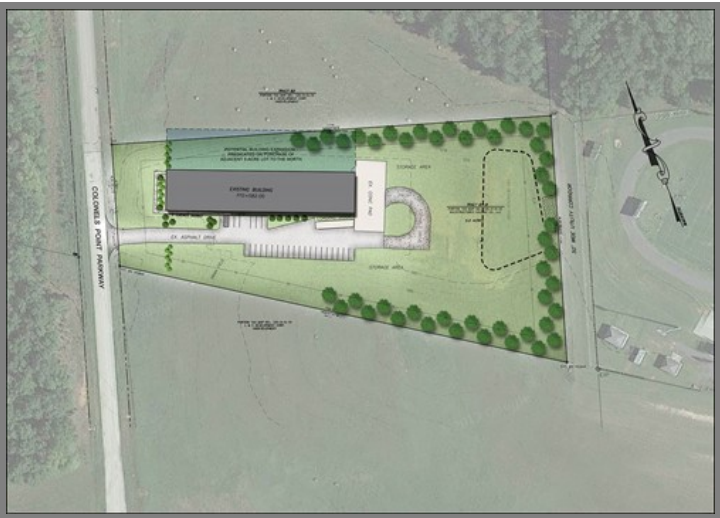
<b>Pricing</b>	For Sale/Lease
<b>Sale Price</b>	\$1,260,000
<b>Annual Lease Rate</b>	\$60.00/sqft/year

**Details**

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	2017
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	21,000 Sq Ft
<b>Expandable To</b>	50,000 Sq Ft
<b>Site Size</b>	5.00 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	6"
<b>Wall Material</b>	Metal

**Transportation**

<b>Road Serving Building</b>	Colonels Pointe Parkway (2 Lanes)
<b>Runway Access</b>	No
<b>Nearest Interstate</b>	I-77 (4.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (38.00 Miles)



**Utilities**

<b>Water Provider</b>	Chester Metropolitan District
<b>Wastewater Provider</b>	Septic
<b>Natural Gas Provider</b>	Chester County Natural Gas (Connected)
<b>Telecomm Provider</b>	TruVista
<b>Electric Provider</b>	Duke Energy
<b>Alternative Gases</b>	None Available

<b>Rail Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Port</b>	Georgetown (165.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (41.00 Miles)

**Available Space Information Entire Building**

<b>Available Area</b>	21,000 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	1,800 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	Office Only	<b>Fire Suppression</b>	Wet - 100%
<b>Lighting</b>	Metal Halide	<b>Clear Height Range</b>	14' - 20'
<b>Drive-In Doors</b>	4	<b>Dock Doors</b>	Undetermined
<b>Approximate Auto Space Parking</b>	12	<b>Approximate Trailer Parking</b>	5
<b>Most Recent Use</b>	Never Occupied		

Solo Structure Building  
Chester County  
540 Colonels Pointe Parkway  
Richburg, SC 29729



Just right for business.

