



THALHIMER

FOR LEASE
100 Dunlop Drive
Westminster, South Carolina

UNIQUE OPPORTUNITY



For more information, contact:

BRIAN YOUNG, CCIM, SIOR
Senior Vice President
864 370 8087
brian.young@thalhimer.com

ELLIOTT FAYSSOUX
Senior Associate
864 370 8190
elliott.fayssoux@thalhimer.com

KACIE JACKSON
Associate
864 370 8193
kacie.jackson@thalhimer.com

Wells Fargo Center
15 South Main Street, Suite 502
Greenville, SC 29601
www.thalhimer.com

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Specifications	
Production Space	±190,000 SF
Office Space	±10,000 SF
Fiber	Available to service voice/data
Year Built	1960 with multiple expansions
Security	Blue Ridge security system in place. Indoor & outdoor surveillance system throughout entire facility and key card access on all exterior entry doors
Roof	.45 - .60 perm
Sprinkler	0.4 gpm fire sprinkler system with on site water tank
Lighting	T8 lights throughout facility with motion sensors
HVAC	75% of facility
Ceiling Height	17' – 21' clear
Utilities	Sewer, water, electricity, natural gas

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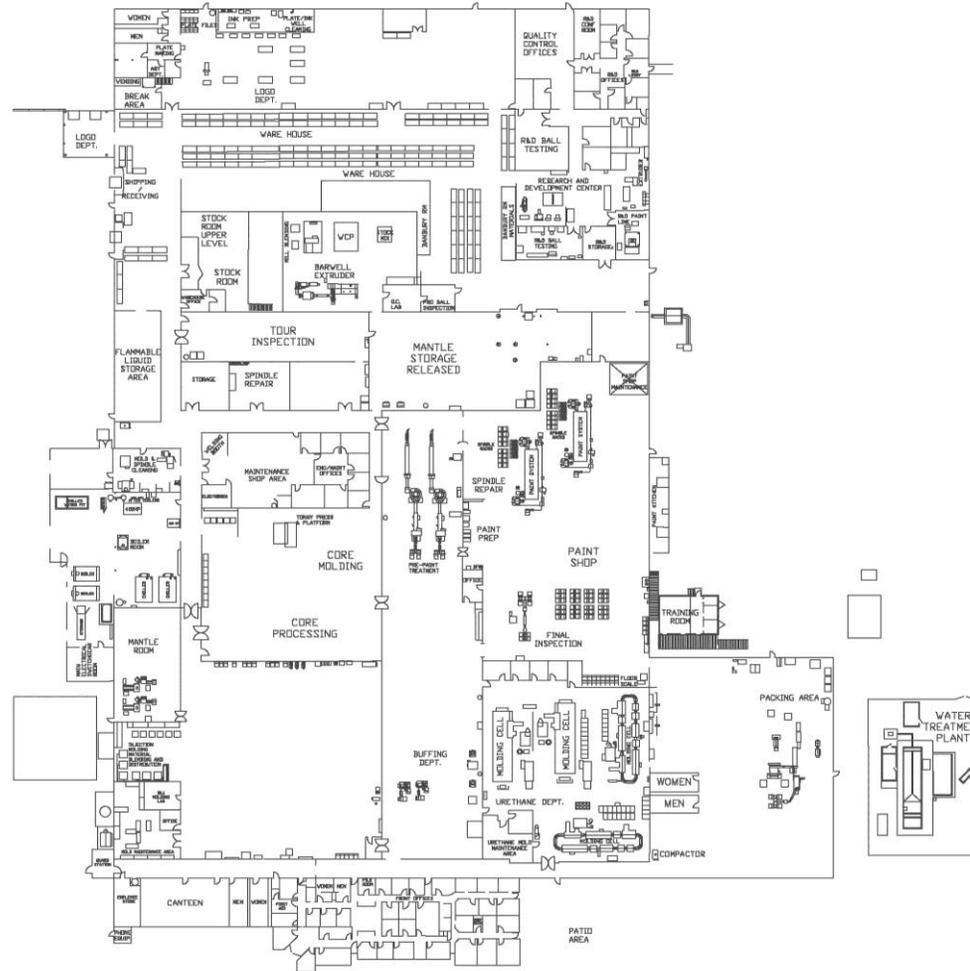
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FLOOR PLAN
200,000 SF



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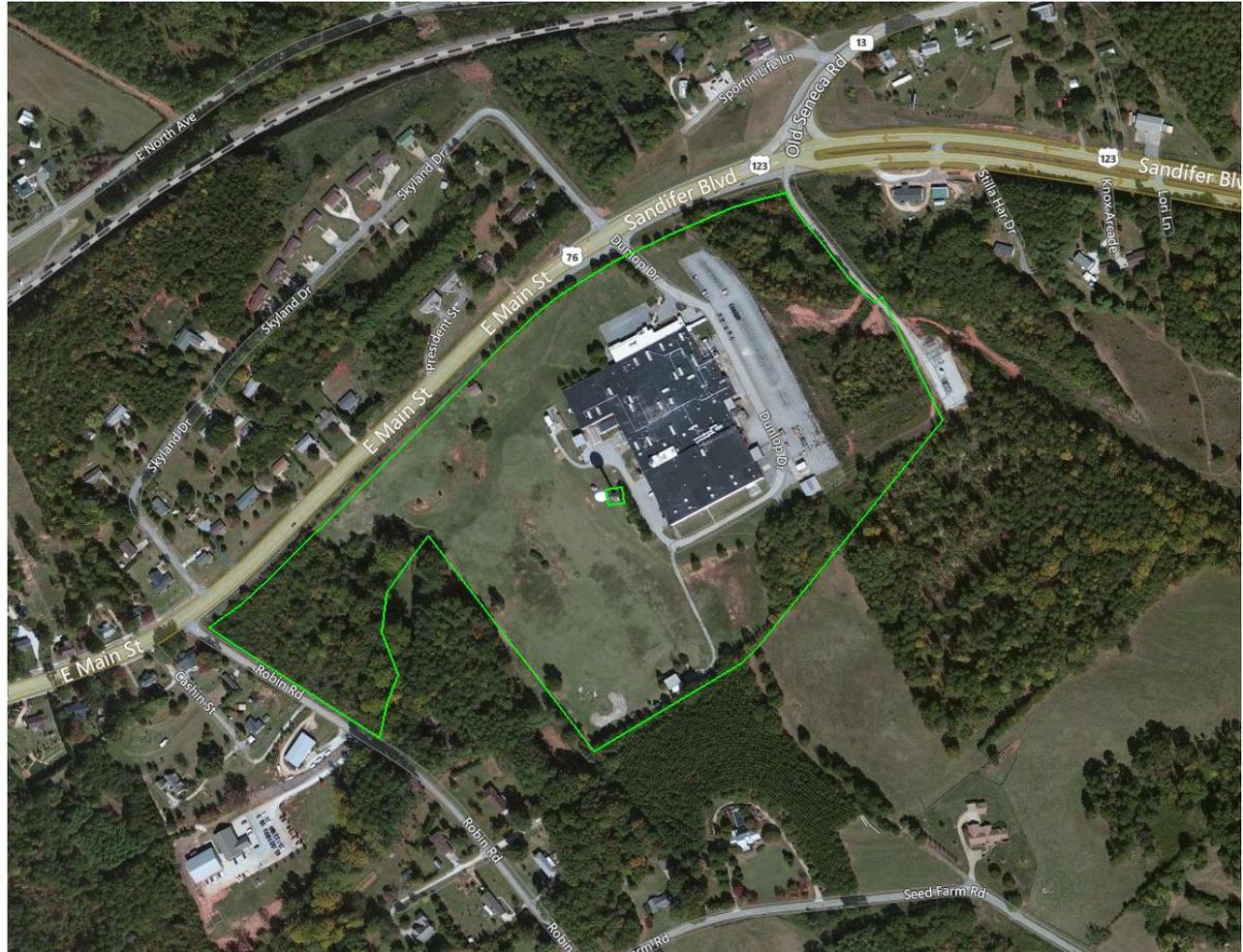
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Property Features

- Two dock doors with pit levelers and locks
- Two interior receiving loading docks and drive in ramp
- Exterior loading docks with 6 trailer positions; 12 dock doors total
- Two boilers, two (Trane) chillers, and three (2-400 hp and 1-200 hp) compressors available for tenant
- Process piping and mechanical systems for manufacturing with onsite substation
- Heavy electrical service for manufacturing
- Electrical substation on site
- Warehouse and manufacturing areas are sprinklered
- Potential to expand



Specifications

Total Size	200,000 SF
Lease Rate	\$2.85 NNN
Parking	200 Spaces
T.I.	Negotiable

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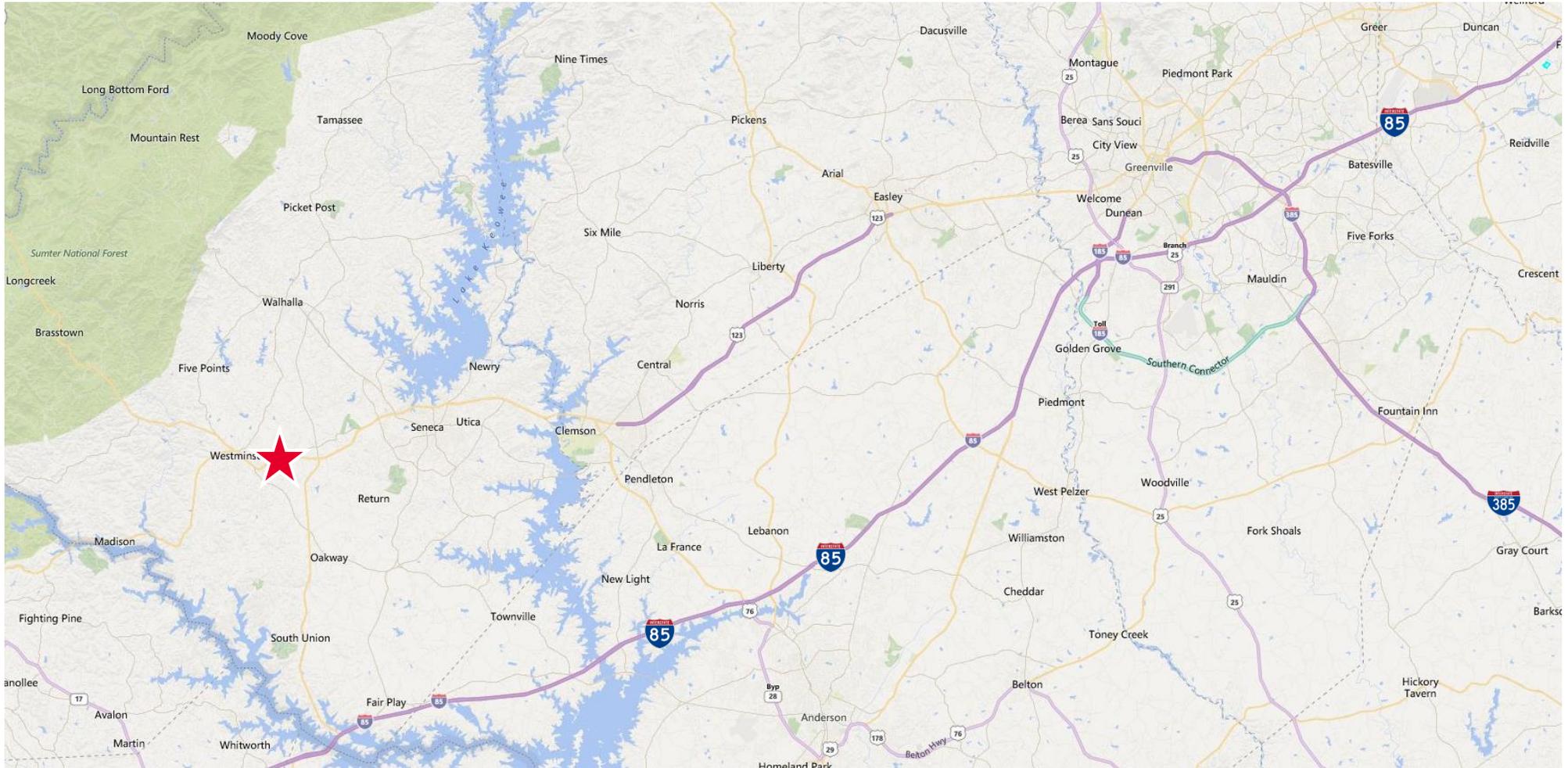
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