



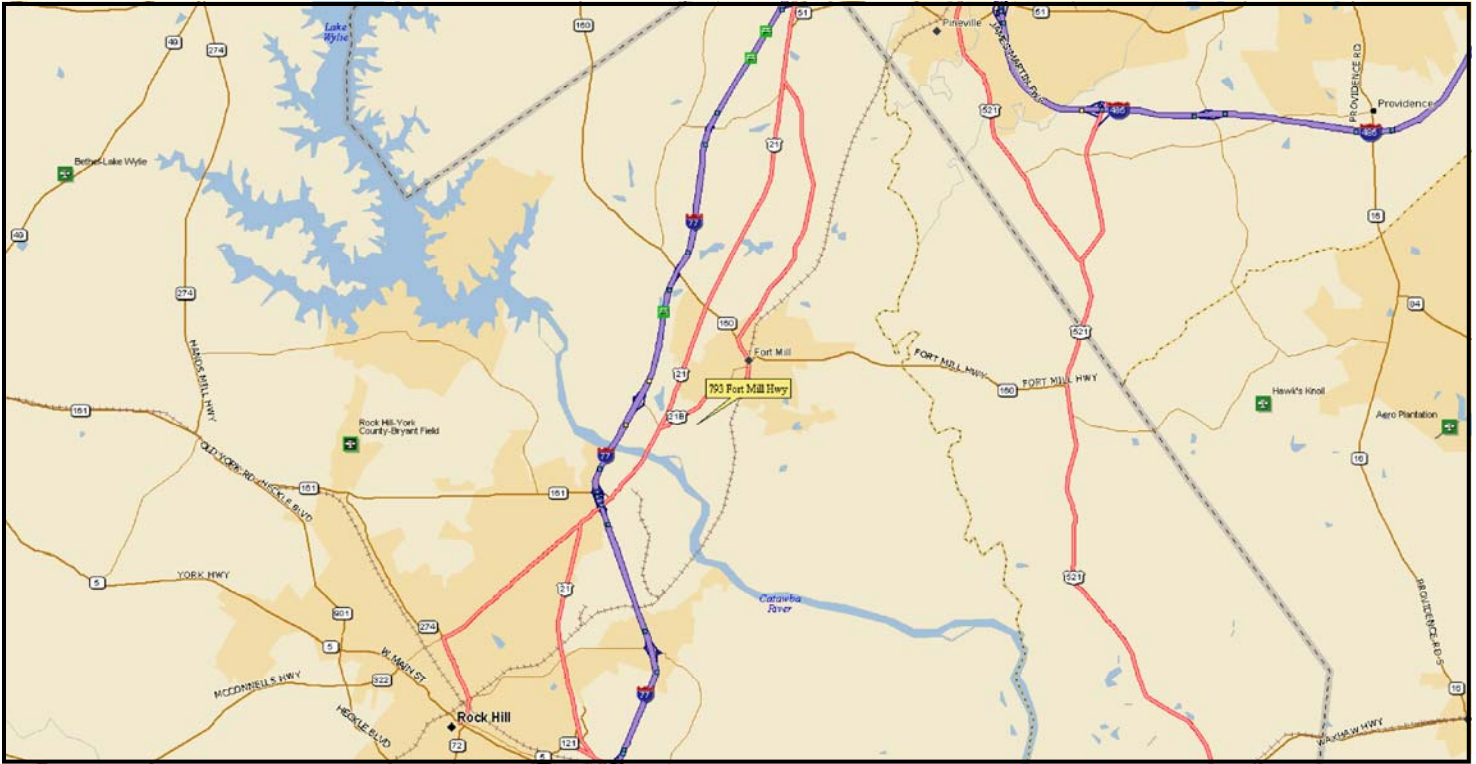
# SOLD

## **Belden Wire Facility** (255,000 square feet)

793 Fort Mill Highway  
Fort Mill, South Carolina 29715

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090



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## BELDEN WIRE BUILDING—FORT MILL, SC

Total Building Area: 255,000 SF  
Office: 19,000 +/- SF  
Acreage: 32 acres with additional land available

### LOCATION

**Address:** 793 Fort Mill Highway  
Fort Mill, South Carolina, 29715  
**Type of Location:** Industrial/Business Park  
**Park Name:** MacMillan Industrial Park



### BUILDING FACTS

<b>Building Type:</b>	Manufactured Warehouse Facility
<b>Year Built:</b>	1998
<b>Condition:</b>	Excellent
<b>Parking:</b>	230 paved and marked spaces
<b>Floors:</b>	6" concrete
<b>Walls:</b>	Concrete panels
<b>Roof:</b>	Built-up
<b>Column Spacing:</b>	40'
<b>Ceiling Height:</b>	24' clear
<b>Portion of Building Heated:</b>	100%
<b>Type of Heat &amp; Fuel:</b>	Gas
<b>Compressed Air:</b>	Yes
<b>Number of Truck Docks:</b>	7
<b>Drive in Doors:</b>	2
<b>Fire Rating:</b>	.45 over 2500
<b>Restroom Facilities:</b>	Men—15 Appliances Women—7 Appliances

### ZONING / DESCRIPTION

<b>Type of Use Permitted:</b>	Light Industrial
<b>Zoning:</b>	Industrial (I-D)
<b>Zoning Authority:</b>	Lancaster County

### UTILITIES

<b>Electricity Supplied by &amp; Connected Load:</b>	Duke Power 480 volt 3PH—8000 amp
<b>Natural Gas Supplied by &amp; Size of Main:</b>	Lancaster County Gas 3"
<b>Water Supplied by &amp; Size of Main:</b>	Lancaster County 2" Potable
<b>Sewer Supplied by &amp; Size of Main:</b>	Lancaster County 4" Potable