



LEASED

Menardi Facility (100,390 square feet)

1 Maxwell Drive
Trenton, South Carolina

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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MENARDI BUILDING—TRENTON, SC

Total Building Area: 100,390 SF
Manufacturing: 83,654 SF— Dimensions 300' x 277'
Office: 16,736 SF—Dimensions (varies)
Acreage: 15 acres

LOCATION

Address: 1 Maxwell Drive
 Trenton, South Carolina



BUILDING FACTS

Building Type:	Manufacturing & Warehouse Facility
Year Built:	1993
Condition:	Good
Parking:	261 paved & marked lighted spaces
Floors:	6" Concrete slab
Walls:	Tilt-up concrete panels
Roof:	3-Ply built-up gravel ballast
Column Spacing:	50' x 40'
Ceiling Height:	24' Manufacturing—14' Office
Lighting:	Metal Halide
HVAC:	Roof-mounted heating & cooling units
Number of Truck Docks:	(6) with 5K levelers
Drive in Doors:	1
Fire Protection:	100% Wet System

Miscellaneous:

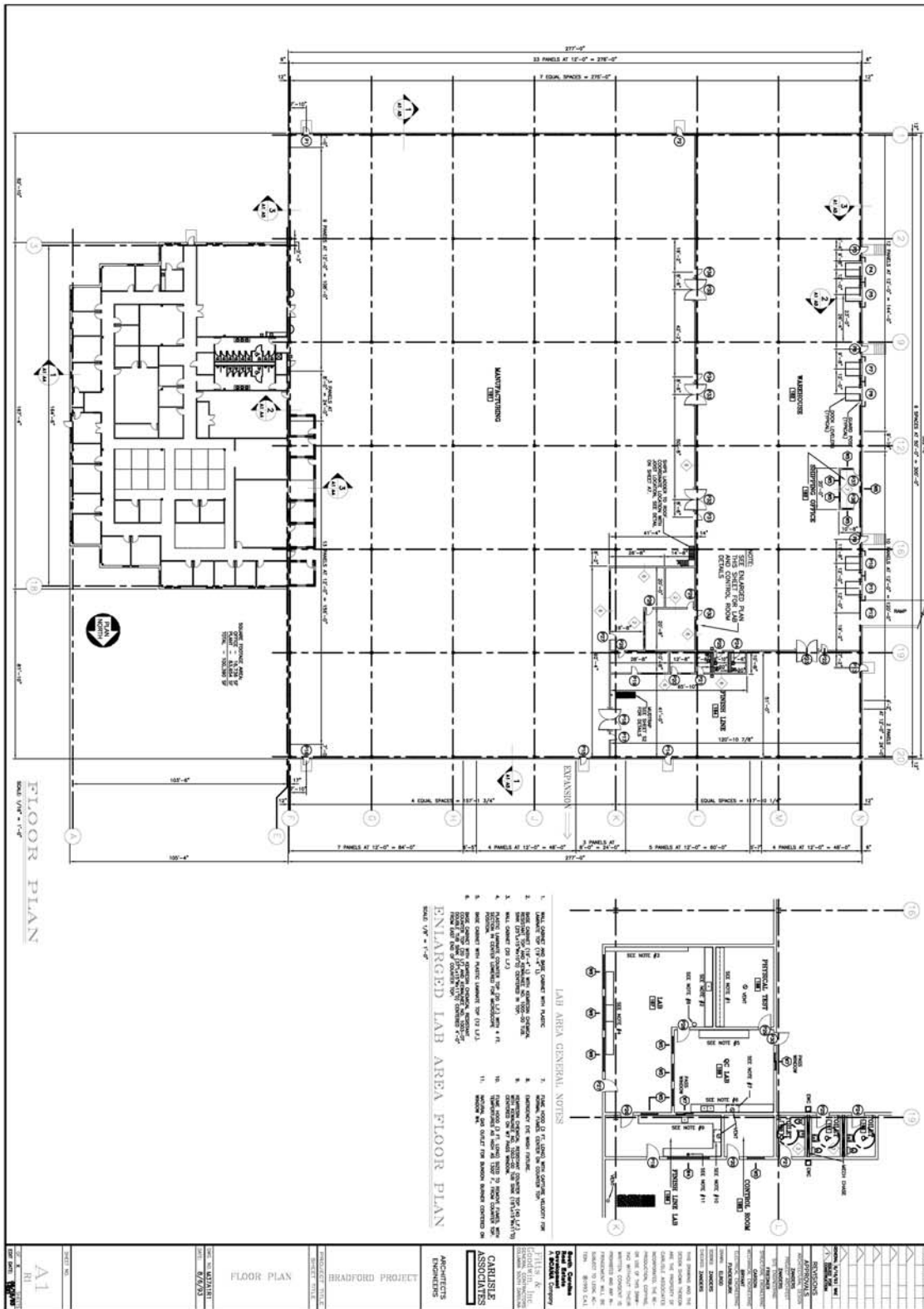
The warehouse has a laboratory area (1,680 SF), finishing area (5,895 SF), and several small offices. Office has a break room.

ZONING / DESCRIPTION

Type of Use Permitted:	Manufacturing
Zoning:	Factory Industrial
Zoning Authority:	Edgefield County

UTILITIES

Electricity Supplier:	Aiken Electric
Gas Supplies:	South Carolina Electric & Gas
Water & Sewer Supplier:	Edgefield County



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