



FULLY LEASED | 248 TUPPERWARE RD
PHOENIX3PL.COM | **HEMINGWAY, SC**

ROBERT KRIEVALDT 920-915-9746 | **ROBERT@PHOENIX3PL.COM**



PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**FULLY SECURED
WITH FENCING
& GUARDSHACK**



**FULLY AIR
CONDITIONED**



**BUILDING IS
EXPANDABLE**



**MULTIPLE RAIL
SPURS**



25 MVA POWER



PROPERTY DETAILS

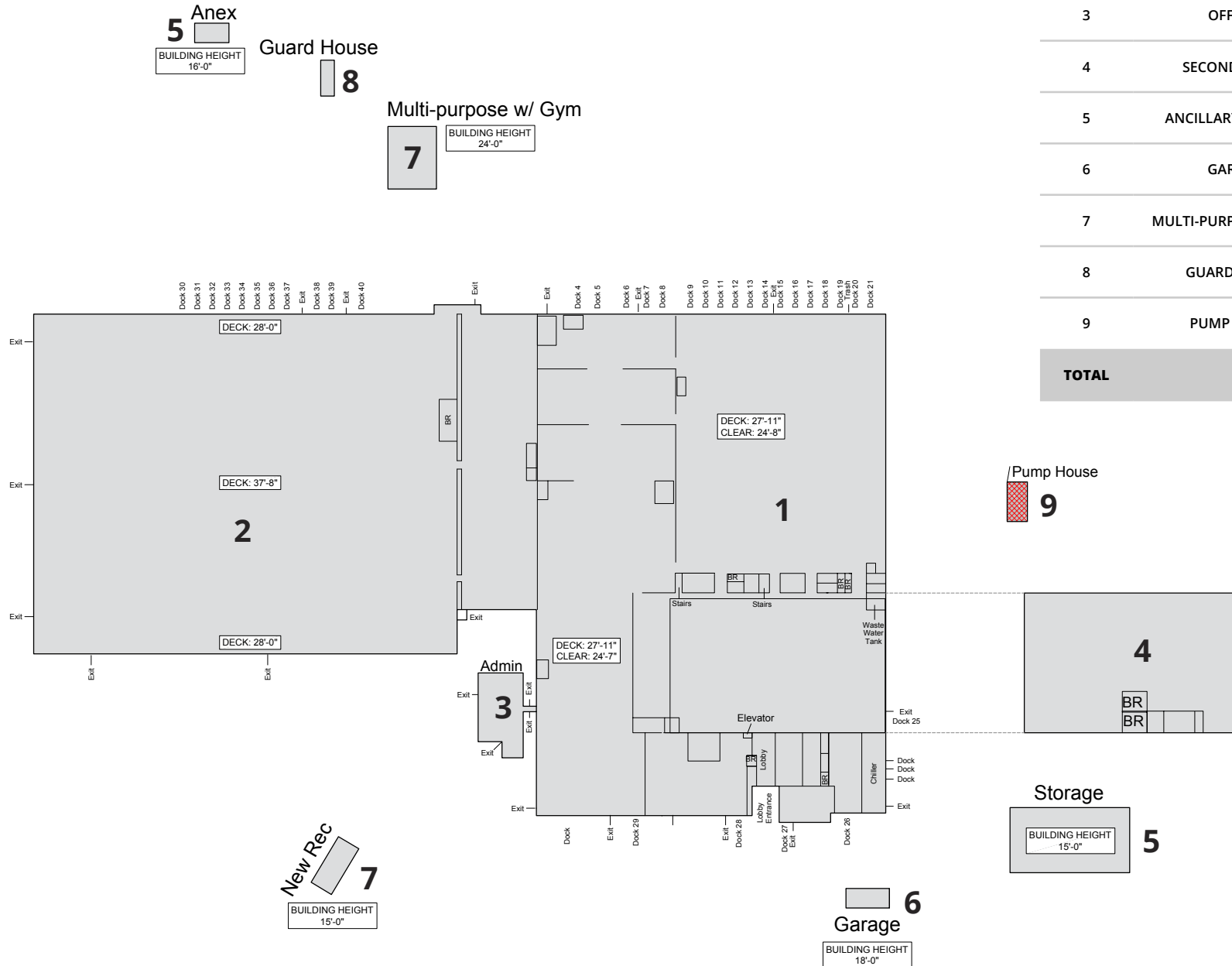
248 TUPPERWARE RD | HEMINGWAY, SC

BUILDING SIZE	1,110,317 SF
DOCK DOORS	40
DRIVE-IN DOORS	4
CRANES	Various Sizes
CLEAR HEIGHT	32'
FLOORS	8" Reinforced Concrete
YEAR BUILT	1976
FIRE SUPPRESSION	Wet
POWER	25 MVA
PARKING	400 Auto Spaces
LAND AREA	137 Acres
ZONING	Heavy Industrial
PARCEL ID	45-453-003 45-453-003.001 45-453-109 45-453-110
RAIL ACCESS	Rail Spur via CSXT with Multiple Rail Doors
ADDITIONAL FEATURES	Chillers, Cooling Towers, Existing Compressors, Boilers, Pellet Silos, & Clean Lab Space

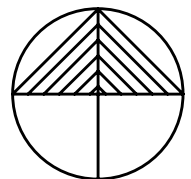


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	MANUFACTURING	571,032 SF
2	WAREHOUSE	401,274 SF
3	OFFICES	7,793 SF
4	SECOND FLOOR	88,200 SF
5	ANCILLARY STORAGE	25,520 SF
6	GARAGE	1,880 SF
7	MULTI-PURPOSE W/ GYM	13,680 SF
8	GUARD HOUSE	300 SF
9	PUMP HOUSE	638 SF
TOTAL		1,110,317 SF



LOCATION MAP

248 TUPPERWARE RD | HEMINGWAY, SC

CHARLESTON, SC	82 MILES
COLUMBIA, SC	100 MILES
WILMINGTON, NC	123 MILES
CHARLOTTE, NC	149 MILES
SAVANNAH, GA	177 MILES

