



**AVAILABLE** 202 Hyatt Street (147,580 square feet)  
Gaffney, SC 29341



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## 202 HYATT STREET — GAFFNEY, SC

**Total Square Feet Area: 147,580 SF**

Distribution:	70,180 SF—Clear 22' - 24'
Light Distribution:	39,600 SF—Clear 16'
Light Distribution:	37,800 SF—Clear 10.5'
Acreage:	12.80

### LOCATION

**Address:** 202 Hyatt Street  
Gaffney, SC 29341

### BUILDING FACTS

<b>Building Type:</b>	Distribution Facility
<b>Year Built:</b>	Original 1965 / Additions in 1973 & 1985
<b>Construction:</b>	Conventional & Pre-engineered metal
<b>Stories:</b>	Single-Story
<b>Condition:</b>	Good
<b>Parking:</b>	130 paved spaces & trailer lot
<b>Floors:</b>	6" concrete
<b>Walls:</b>	Block / Brick / Metal Panels
<b>Roof:</b>	45 mil EPDM & SS 24 Gauge steel
<b>Column Spacing:</b>	40'x40', 24'x37', 60'x16'
<b>Ceiling Height:</b>	21'4" Manufacturing
<b>Lighting:</b>	Fluorescent & Metal Halide
<b>HVAC:</b>	Controlled office—Mechanically vented distribution
<b>Number of Truck Docks:</b>	(20) 8x10 dock height doors with levelers
<b>Drive in Doors:</b>	(2) 10x10 drive in doors
<b>Fire Protection:</b>	100% Wet Sprinkler



### ZONING / DESCRIPTION

<b>Type of Use Permitted:</b>	Manufacturing
<b>Zoning:</b>	None

### UTILITIES

<b>Electricity Supplier:</b>	Gaffney Board of Public Works
<b>Gas Supplier:</b>	Piedmont Natural Gas
<b>Water &amp; Sewer Supplier:</b>	Gaffney BPW / 8" main

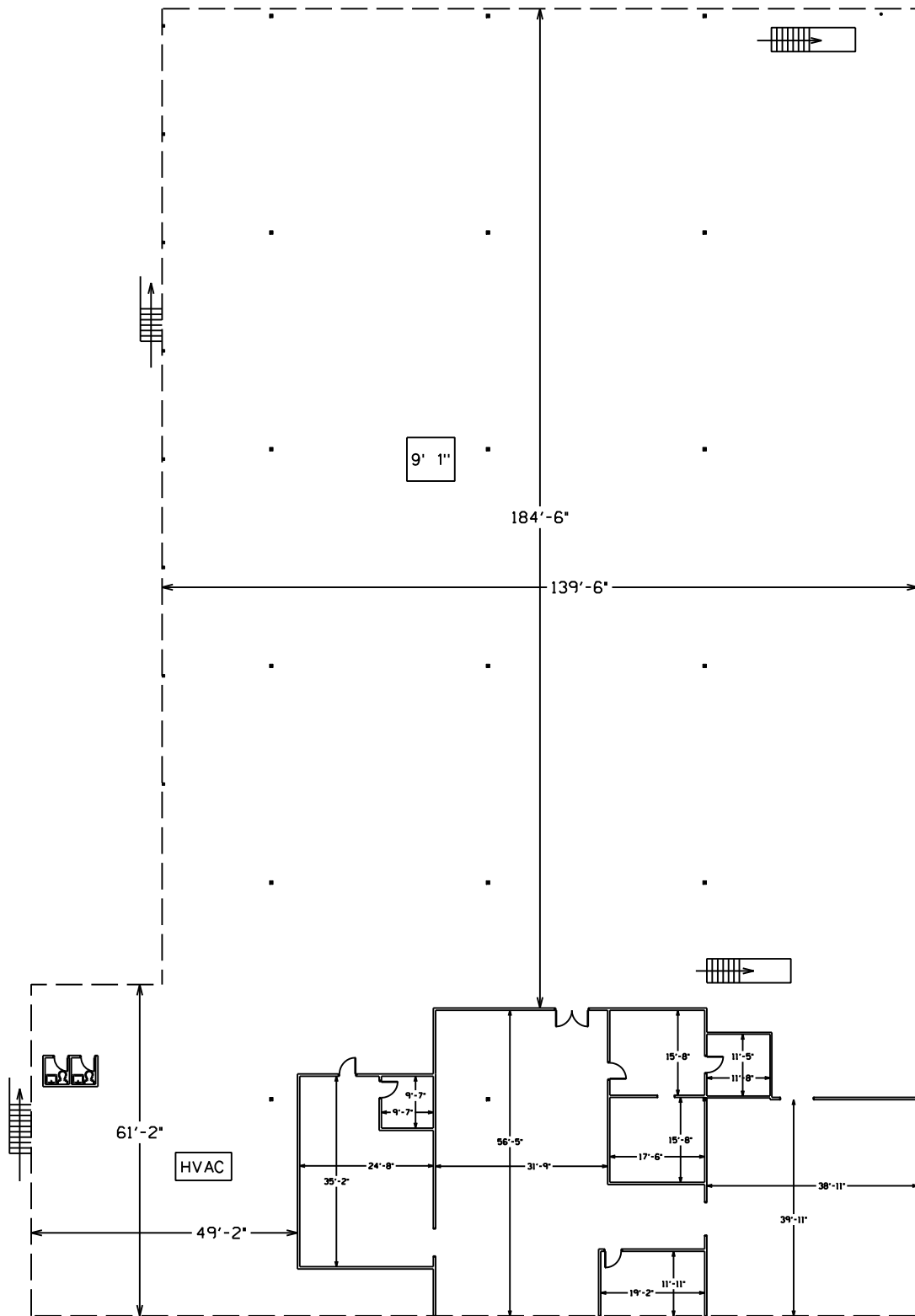
### POWER

2/1200 amp switch gear  
480 volt—3 Phase  
277 volt lighting

#### Miscellaneous:

- 1.5 miles from Interstate 85 and Gaffney Outlet Mall
- 37 miles from Greenville-Spartanburg Intl Airport
- 48 miles from Charlotte Intl Airport
- Rear entry to site via Willis Street





MEZZANINE  
 35,144 TOTAL SF  
 3,773 SF FINISHED