



**PEPPERIDGE FARM
AIKEN, SOUTH CAROLINA**

74,351 Square Feet on 12.64 Acres



PEPPERIDGE FARM BAKERY
10 WINDHAM BOULEVARD
AIKEN, SOUTH CAROLINA 29805

SIZE: Approximately 74,351 square feet including 2,150 square feet of second floor offices.

NUMBER OF BUILDINGS: One single story industrial building

GROUND: Approximately 12.64 acres

BUILDING DIMENSIONS: Primarily 264' x 200' with small additions

CONSTRUCTION: Floors: Reinforced concrete with drains in production area. Wash down acid resistant floors in production area (no pre-treatment necessary).
Walls: Masonry
Roof: White Thermoplastic Membrane, installed 2010 with 20 year non-prorated limited warranty
Columns: Metal H beams

DATE OF CONSTRUCTION: 1976 with an addition in 2005

CEILING HEIGHTS: Single sloping from 22' clear along west wall to 23'9" along east wall

COLUMN SPACING: 33' x 40'

POWER: Supplied by SCE&G; 1,000 KVA & 1,500KVA pad mounted transformers. Two 2,000 amp switchgear locations

NATURAL GAS: Supplied by SCE&G; 6" main line with a 2" line coming to the plant

WATER: Supplied by City of Aiken; 12" line

SEWER: Supplied by City of Aiken; 12" gravity line

SPRINKLER SYSTEM: 100% wet system

OFFICE FACILITIES: Approximately 3,500 square feet of main office space, break room and company store consisting of a 3 private offices, conference room and computer room. Plant floor consists of several second floor offices and conference room

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10 Windham Boulevard
Aiken, South Carolina 29805
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PARKING: 90 automobile parking spaces, 75 trailer parking spaces

LIGHTING: T5 fluorescent

TRUCK LOADING: Eight 8' x 10' and one 10' x 12' dock high doors with hydraulic pit levelers, dock locks, seals, lights and air curtains

HVAC: 100% heated and cooled via rooftop air conditioning units and ceiling suspended gas fired heaters. Four large overhead fans.

REFRIGERATION: Dual ammonia systems provide process (100 TR / 3,100 lbs.) and environmental (400 TR / 800 lbs.) cooling. 340SF 40° room, 2500SF 50° room & 250SF freezer.

BOILERS: One 2010-vintage Superior Boilerworks 12,300,000 BTU gas-fired process steam boiler, with 30,000 gallon propane back-up. Location where a second boiler was removed.

COMPRESSORS: Two Atlas Copco air compressors and air drying systems

FENCING/SECURITY: Full perimeter fencing with gated access. Alarm system, perimeter lighting, external surveillance cameras

TRANSPORTATION: Located approximately 2 miles from I-20 via exit 22

32 miles from Augusta Regional Airport and 42 miles from the Columbia Metropolitan Airport

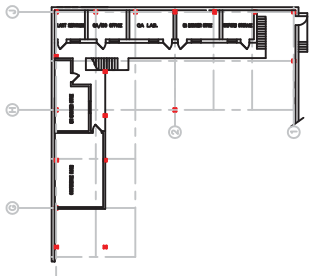
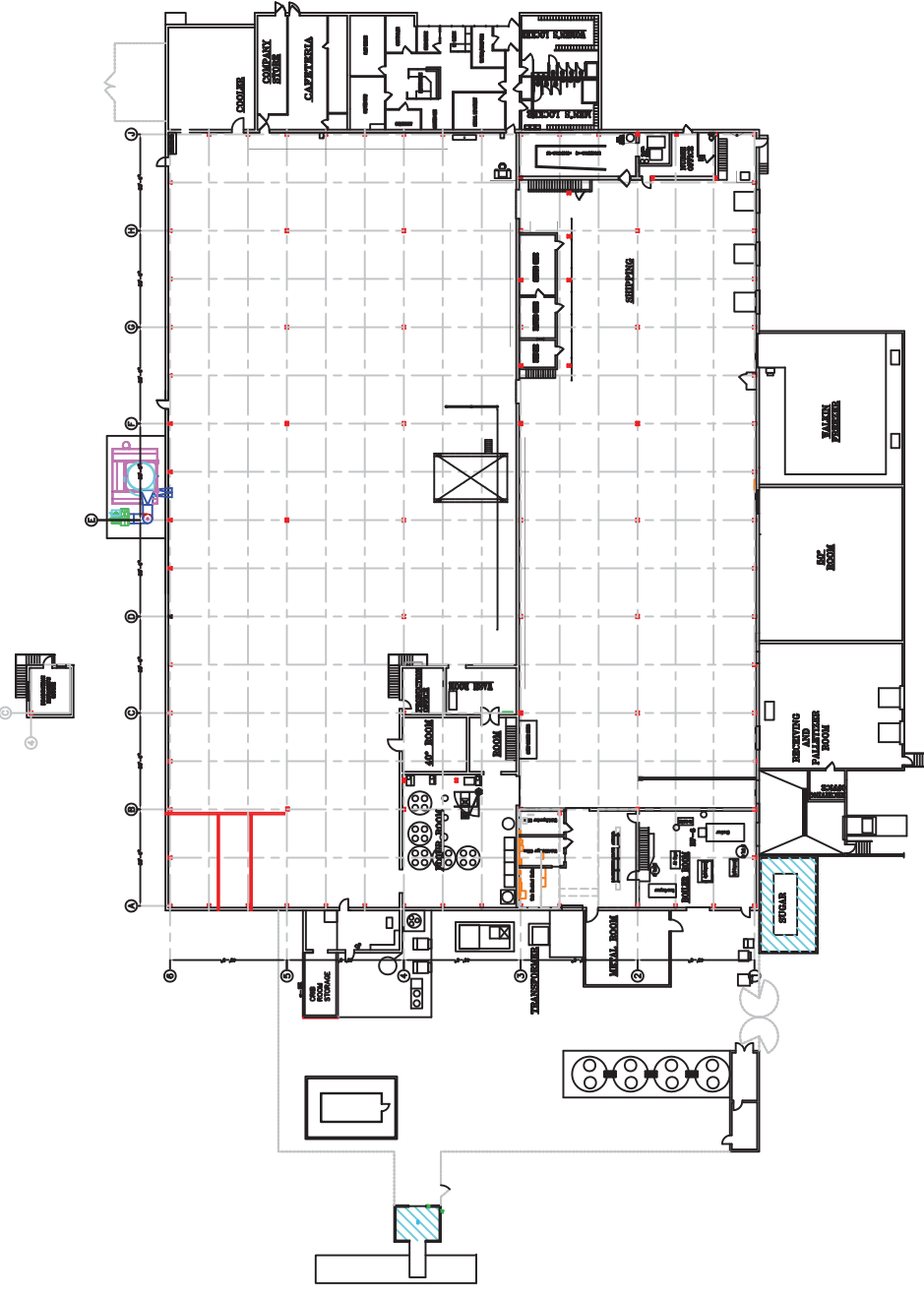
2017 TAXES: \$56,030 Parcel # 133 00 19 020

ZONING: IND (Industrial Development)

OPERATING EXPENSES: Taxes = \$0.75 PSF
Insurance = \$0.10 PSF
Maintenance = \$0.30 PSF

MISCELLANEOUS:

- Three 120,000 lb. two-type flour silos
- Four 10,000 lb. use bins
- One 5,000 gallon HFCS oil tank
- Air-curtains at all doors
- Commercial washing machine and dryer



FIRST FLOOR 67,300 SQ.FT.
SECOND FLOOR 2,150 SQ.FT.
WAREHOUSE 17,421.09 SQ.FT.
COOLER 1,032.5 SQ.FT.
PRODUCTION 31,578.93 SQ.FT.
FREEZER 1,776.056 SQ.FT.
50° ROOM 2,566.376 SQ.FT.
40° ROOM 407 SQ.FT.



ENGINEERING DEPARTMENT
AIKEN, SC
MASTER EQUIPMENT LAYOUT

DATE: **12/20/06**
 DRAWING NO.: **master_layout_Aiken**
 SCALE: **1/16" = 1' - 0"**

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