

American Wood Moulding

Clarendon County
 1665 Jo Rogers Jr. Blvd
 Manning, SC 29102



SOUTH CAROLINA
 state of business. world of opportunity.

Tax Map ID(s)	141-00-01-032-00
Building Location	Stand Alone Building
Municipality	Unincorporated
Zoning	Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Forestry(N), Industrial / Distribution(S), Industrial / Distribution(E), Industrial / Distribution(W)

Pricing:

Sales Price	\$2,440,000
Annual Lease Rate	\$2.50 Per SF

Building Information:

Building Type	Industrial
Tenancy	Single Tenant
Year Built	1988
Building Condition	Not Yet Assessed
Total Building Area	71,600 SF
Expandable To	150,000 SF
Site Size	16 Acres
Building Dimensions	250' x 200'
Column Spacing	40' x 50'
Slab Thickness	6"
Wall Material	Pre-Cast Concrete
Roof Material	4 Ply Built Up

Transportation:

Road Serving Build.	Jo Rogers Jr. Blvd (2 Lanes)
<u>Nearest</u>	
Interstate	I-95 (2 MI)
Port	Georgetown(69 MI), Charleston(80 MI)
Commercial Airport	Florence Regional (56 MI)
Intermodal Facility	NS Charleston(73 MI)/CSX Charleston(73 MI)

Available Spaces:

Suite 1	
Available Area	71,600 SF
Minimum Area	Not Subdividable
Contiguous Area	Undetermined
Office Area	4,500 SF
Heated Area	100%
Air Conditioned Area	Office Only
Fire Suppression	Wet - 100%
Lighting	Metal Halide
Connected Amps	2,000
Clear Height Range	24' to 26'
Drive-In Doors	4



Transportation:

Rail Access	No
Runway Access	No
Barge Access	No

Utilities:

Water System

Provider	City of Manning
Diameter of Line	16"

Wastewater System

Provider	City of Manning
Diameter of Line	16" (Gravity)

Natural Gas/Alternative Gases

NG Provider	SCE&G
Diameter of NG Line	4"(Distribution)
Alternative Gases	None Available

Telecomm. Provider	Farmers Telephone Cooperative
Electric Provider	Santee Electric Cooperative

Dock Doors	2
Auto Spaces	58
Trailer Spaces	5
Most Recent Use	Distribution/Warehouse
Lease/Sublease Rate	\$2.50/SF (Triple Net Lease)
Operating Expenses	Undetermined

