

Federal Mogul Building

Clarendon County
 9104 Alex Harvin Highway
 Summerton, SC 29148



Tax Map ID(s)	098-00-00-005-00
Building Location	Stand Alone Building
Municipality	Unincorporated
Zoning	Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Agricultural Land(N), Educational Facility(S), Agricultural Land(E), Agricultural Land(W)

Pricing:

Sales Price	\$1,600,000
Annual Lease Rate	\$2.00 Per SF

Building Information:

Building Type	Industrial
Tenancy	Single Tenant
Year Built	1974
Building Condition	Not Yet Assessed
Total Building Area	144,000 SF
Expandable To	300,000 SF
Site Size	47 Acres (50 addtl. available)
Building Dimensions	351' x 420'
Column Spacing	40' x 40'
Slab Thickness	6"
Wall Material	Masonry Block
Roof Material	Modified Bitumen

Transportation:

Road Serving Build.	Alex Harvin Highway (2 Lanes)
Nearest	
Interstate	I-95 (4 MI)
Port	Georgetown (72 MI), Charleston(75 MI)
Commercial Airport	Florence Regional (59 MI)
Intermodal Facility	NS Charleston(68 MI)/CSX Charleston(69 MI)

Available Spaces:

Suite 1	
Available Area	144,000 SF
Minimum Area	50,000 SF
Contiguous Area	Undetermined
Office Area	15,733 SF
Heated Area	100%
Air Conditioned Area	100%
Fire Suppression	Wet - 100%
Lighting	Flourescent, Metal Halide
Connected Amps	7,000
Clear Height Range	24'4'
Drive-In Doors	5



Transportation:

Rail Access	No
Runway Access	No
Barge Access	No

Utilities:

Water System

Provider	Town of Summerton
Diameter of Line	6"

Wastewater System

Provider	Town of Summerton
Diameter of Line	8" (Gravity)

Natural Gas/Alternative Gases

NG Provider	Natural Gas Not Available
Diameter of NG Line	
Alternative Gases	None Available

Telecomm. Provider

Electric Provider Progress Energy Service Company, LLC

Dock Doors	7
Auto Spaces	397
Trailer Spaces	10
Most Recent Use	Manufacturing
Lease/Sublease Rate	\$2.00/SF (Triple Net Lease)
Operating Expenses	OPEX including taxes, insurance, and maintenance = approximately \$0.41 PSF.

Space Features: Clean Room, Alarm System Present

