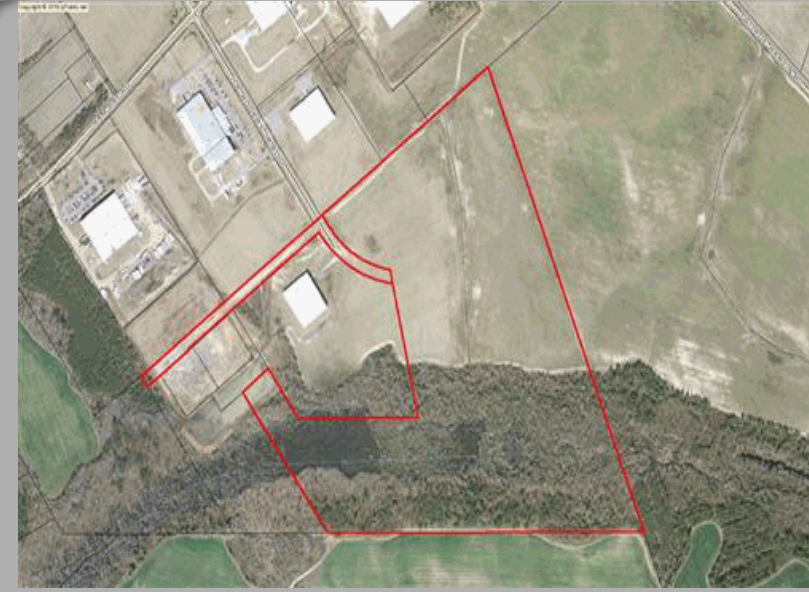


Clarendon County Spec Building #7

Clarendon County
 1979 Jo Rogers Jr. Blvd.
 Manning, SC 29102



Tax Map ID(s)	141-00-02-025-00
Building Location	Clarendon County Industrial Park
Municipality	Unincorporated
Zoning	Industrial I Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Agricultural Land(N), Industrial / Distribution(S), Agricultural Land(E), Industrial / Distribution(W)



Pricing:

Sales Price	\$2,399,000
Annual Lease Rate	Building Not Available for Lease

Building Information:

Building Type	Industrial
Tenancy	Single Tenant
Year Built	2014
Building Condition	Not Yet Assessed
Total Building Area	50,000 SF
Expandable To	200,000 SF
Site Size	15 Acres (200 addtl. available)
Building Dimensions	200' x 250'
Column Spacing	50' x 50'
Slab Thickness	To Suit
Wall Material	Pre-Cast Concrete
Roof Material	TPO

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	10" (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

Transportation:

Road Serving Build.	Jo Rogers Jr. Blvd. (2 Lane County Road)
<u>Nearest</u>	
Interstate	I-95 (6 MI)
Port	Georgetown (69 MI), Charleston(79 MI)
Commercial Airport	Florence Regional (54 MI)
Intermodal Facility	CSX Charleston(73 MI)/NS Charleston(73 MI)

Available Spaces:

Suite 1		Dock Doors	2
Available Area	50,000 SF	Auto Spaces	To Suit
Minimum Area	Not Subdividable	Trailer Spaces	To Suit
Contiguous Area	Undetermined	Most Recent Use	Unoccupied
Office Area	None Present	Lease/Sublease Rate	(Not Available)
Heated Area	To Suit	Operating Expenses	Undetermined
Air Conditioned Area	To Suit		
Fire Suppression	To Suit		
Lighting	T5		
Connected Amps	Undetermined		
Clear Height Range	30' to 34'		
Drive-In Doors	1		

