

Location

Address: 1665 Jo Rogers Jr. Blvd.
 City: Manning
 State: South Carolina
 ZIP Code: 29102
 County: Clarendon
 Tax Map ID:

Sale/Lease Information

Sale: \$1,795,000.00
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 1988
 Condition: Good
 Area
 Office: 4,500.00 sq ft/418.23 sq m
 Manufacturing/Warehouse: 67,100.00 sq ft/6,236.27 sq m
 Total: 71,600.00 sq ft/6,654.50 sq m

Construction

Floor: Concrete
 Walls: Concrete and Ins. Metal
 Roof: Built-up and Ins. Metal
 Columns: Steel

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 26.00 ft/7.92 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 19.00 ft/5.79 m
 Clear Span Distance:
 Column Spacing: 40x49ft & 60x30ft
 Heated Area: 100%
 Air Conditioned Area: Office Only
 Lighting Type: Metal Halide
 Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors: 3
 Loading Docks: 2
 Parking Spaces: 58
 Site Size: 16.24 ac/6.57 ha
 Addtl. Land Available:

Former Use: Wood Prod. Warehouse

Transportation Accessibility

Closest Interstate
 Interstate-95: 2.11 mi/3.39 km
 Closest Port
 Georgetown: 67.16 mi/108.06 km
 Closest Rail Line
 CSX: 5.43 mi/8.74 km
 Rail Access: No
 Closest Commercial Airport
 Florence Regional: 54.31 mi/87.38 km
 Closest Civil Airport
 Santee Cooper Regional: 7.00 mi/11.26 km



Utilities/Services

Water Service Provider: City of Manning
 Water Main Diameter: 16.00 in/40.64 cm
 Comments:

Sewer Service Provider: City of Manning
 Sewer Type (Force or Gravity): Gravity
 Sewer Main Diameter: 16.00 in/40.64 cm
 Comments:

Natural Gas Provider: SCE&G
 Natural Gas Line Diameter: 6.00 in/15.24 cm
 Comments:

Electricity Provider: Santee Electric Co-op
 Electrical Comments: 2000 Amps@480/277 3 Phase

Telecommunications Provider: FTC
 Fiber Optics Provider: Yes
 Cable Provider: Yes

Fire Department: Clarendon County
 Distance to Fire Department: 5.67 mi/9.12 km
 Fire Dept.'s ISO Rating: 6

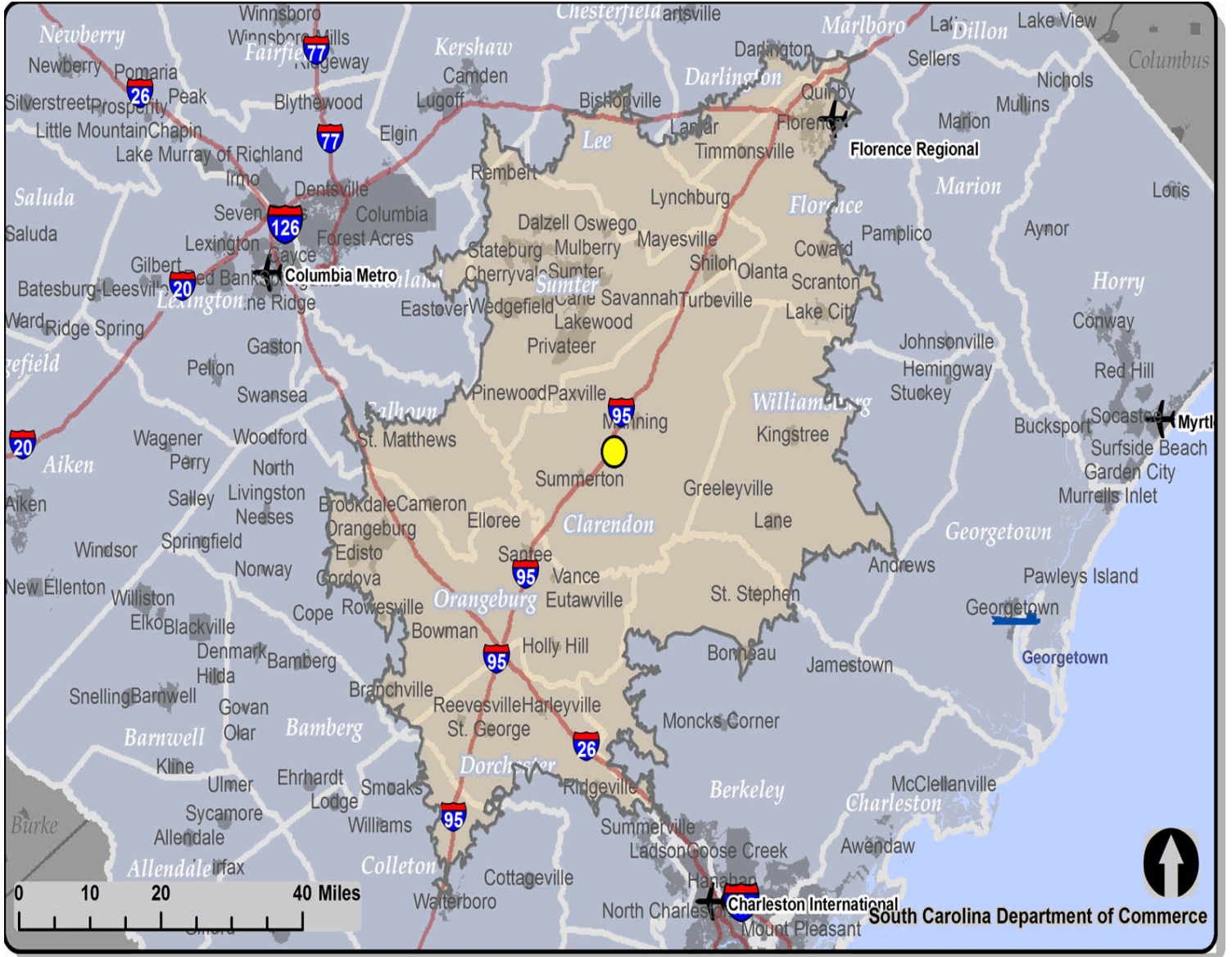
Comments

The 21,600 sq ft insulated metal addition has a clear height at the eaves of 21ft (19 under beam) and 22.3ft (19.8 under beam) at the center. A dust collection system and bag house are also available.

General Information

County Development Status:	Distressed	Census Tract:	45027960700
Per Capita Income for County :	\$23,372	Housing Units in Tract (2000 Census):	4,708
Avg. Hourly Wage for County:	\$11.69	Census Tract Pop. (2000 Census):	7,160
		Median Age in Tract (2000 Census):	43.1
Subject Property Inside City Limits:	No		
School District:	Clarendon 2		
Tax District:	Clarendon County		

60 Minute Drive Time Map of American Wood Moulding



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.