

Location

Address: 9104 Hwy 301
 City: Summerton
 State: South Carolina
 Zip Code: 29148
 County: Clarendon
 Tax Map ID:

Sales/Lease Information

Sale: \$1,995,000.00
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 1974
 Condition: Good
 Area
 Office: 15,733.00 sq ft/1,462.23 sq m
 Manu./Warehouse: 128,267.00 sq ft/11,921.13 sq m
 Total: 144,000.00 sq ft/13,383.36 sq m

Construction

Floor: 6 in reinforced concrete
 Walls: Insulated block and metal
 Roof: Insulated modified bitumen
 Columns: Steel

Interior Features

Ceiling Height (Center): 24.30 ft/7.41 m
 Height Under Beam (Center):
 Ceiling Height (Eaves): 24.30 ft/7.41 m
 Height Under Beam (Eaves):
 Clear Span Distance:
 Column Spacing: 40 x 20 & 40 x 40 ft
 Heated Area: 100%
 Air Conditioned Area: 100%
 Lighting Type: Metal Hal. & Fluorescent
 Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors: 5
 Loading Docks: 7
 Parking Spaces: 397
 Site Size: 47.00 ac/19.02 ha
 Addtl. Land Available:

Former Use: Automotive seals and gaskets

Transportation Accessibility

Closest Interstate
 Interstate-95: 3.20 mi/5.15 km
 Closest Port
 Georgetown: 69.00 mi/111.02 km
 Closest Rail Line
 CSX: 8.76 mi/14.09 km
 Rail Access: No
 Closest Commercial Airport
 Florence Regional: 57.00 mi/91.71 km
 Closest Civil Airport
 Santee Cooper Regional: 11.00 mi/17.70 km



Utilities and Service

Water Service Provider: Town of Summerton
 Water Main Diameter: 6.00 in/15.24 cm
 Comments:
 Sewer Service Provider: Town of Summerton
 Sewer Type (Force or Gavity): Force
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments: 10 in backup
 Natural Gas Provider:
 Natural Gas Line Diameter:
 Comments:
 Electricity Provider: Progress Energy
 Electrical Comments: 2x 3750 KVA transformers on site
 Telecommunications Provider: FTC
 Fiber Optics Provider: Yes
 Cable Provider: Yes
 Fire Department: Clarendon County
 Distance to Fire Department: 0.01 mi/0.02 km
 Fire Dept.'s ISO Rating: 5

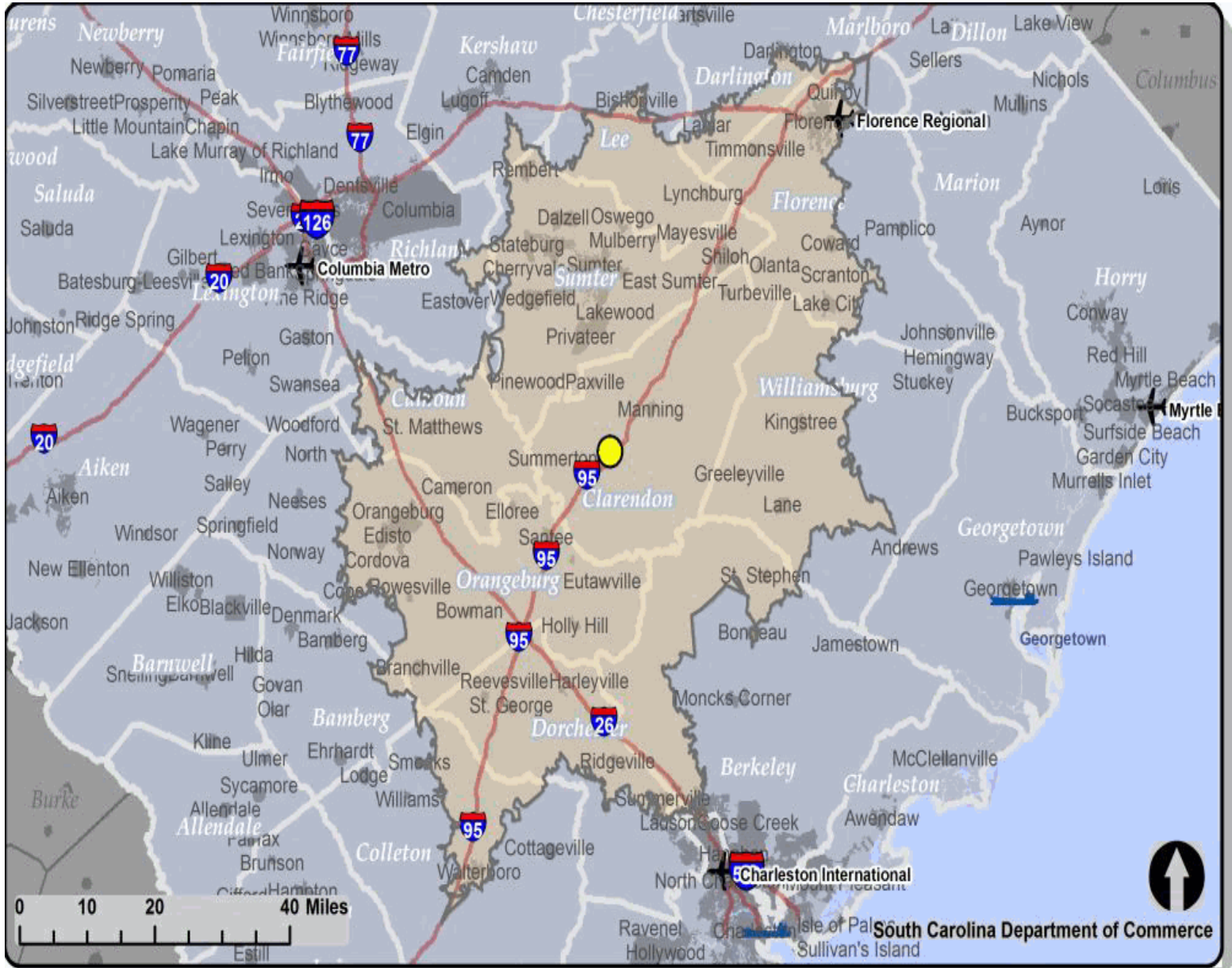
Comments

10 Ton Bridge Crane, 40' Span, 200' of travel & 19' under hook. On-site fire pumps with (2) 250,000 gallon water tanks.

General Information

County Development Status:	Tier IV	Census Tract:	45027960801
Per Capita Income for County:	\$25,647	Housing Units in Tract:	1,755
Avg. Hourly Wage for County:	\$12.82	(2000 Census)	
Subject Property Inside City Limits:	No	Census Tract Pop.:	3,881
School District:	Clarendon 1	(2000 Census)	
Tax District:	District 10	Median Age in Tract:	38.9
		(2000 Census)	

60 Minute Drive Time Map



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.