

Location

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

Sale/Lease Information

Sale: \$2,900,000.00
 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
 Manufacturing/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

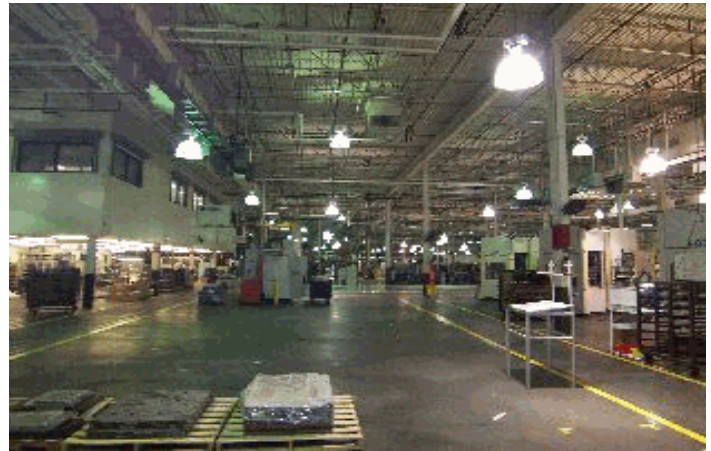
Interior Features
 Height Under Beam (Center):
 Clear Height at Center: 24.30 ft/7.41 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 24.30 ft/7.41 m
 Clear Span Distance:
 Column Spacing: 40 x 20 & 40 x 40 ft
 Heated Area: 100%
 Air Conditioned Area: 100%
 Lighting Type: Metal Hal. & Fluorescent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

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 Gravity):	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:	6

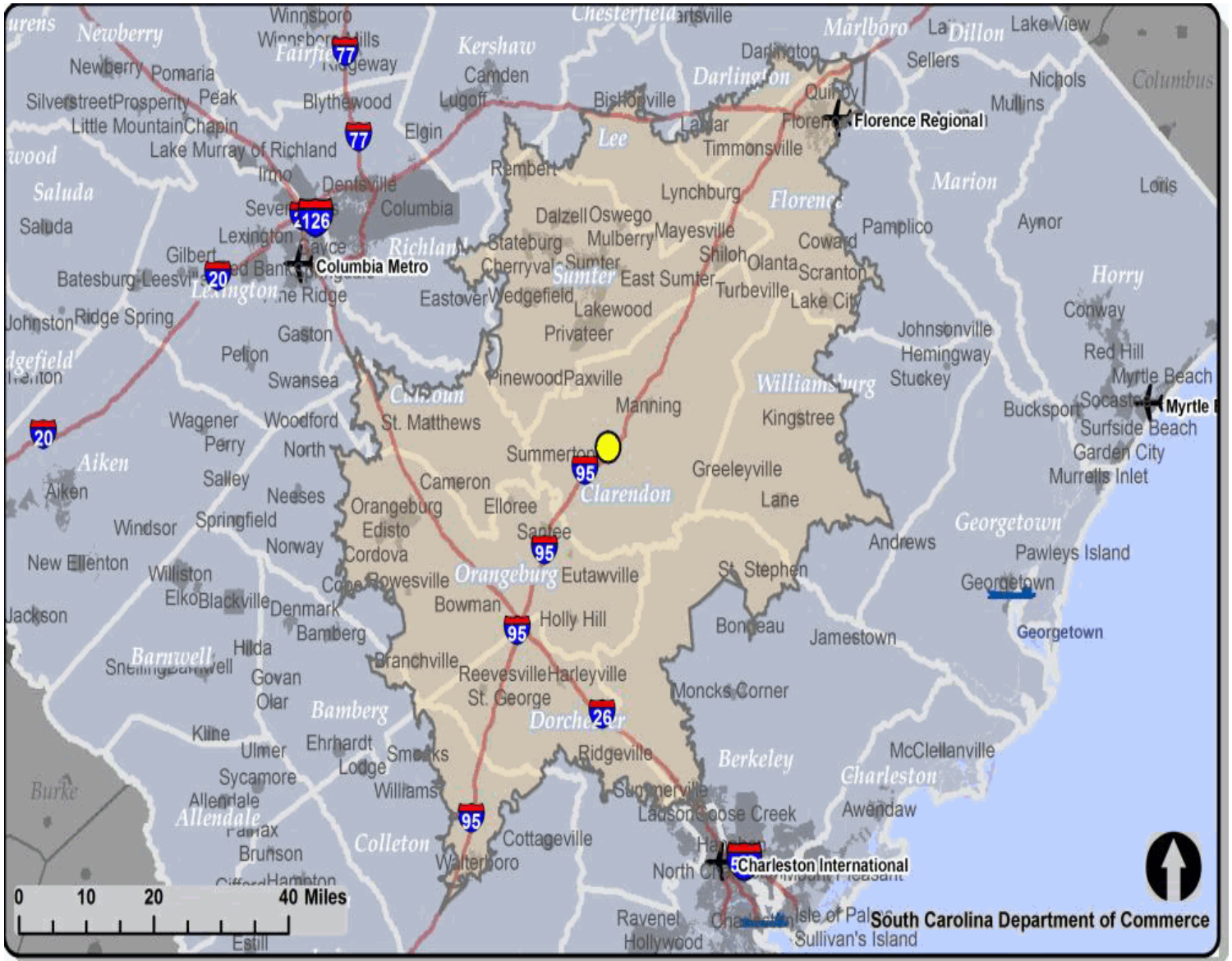
Comments

10 Ton Bridge Crane, 40' Span, 200' of travel & 19' under hook.
 On-site fire pumps.

General Information

County Development Status:	Distressed	Census Tract:	45027960801
Per Capita Income for County :	\$22,350	Housing Units in Tract (2000 Census):	1,755
Avg. Hourly Wage for County:	\$11.18	Census Tract Pop. (2000 Census):	3,881
		Median Age in Tract (2000 Census):	38.9
Subject Property Inside City Limits:	No		
School District:	Clarendon 1		
Tax District:	District 10		

60 Minute Drive Time Map of Federal-Mogul Corporation



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.