

Location

Address: 2678 Ram Bay Road
 City: Manning
 State: South Carolina
 Zip Code: 29102
 County: Clarendon
 Tax Map ID: 141-00-02-050-00 & 141-00-02-051-00

Sales/Lease Information

Sale: \$990,000.00
 Annual Lease: Negotiable
 Date Available: 8/1/2011 12:00:00AM

Property Information

Year Built: 1996
 Condition: Good
 Area
 Office: 6,600.00 sq ft/613.40 sq m
 Manu./Warehouse: 3,000.00 sq ft/278.82 sq m
 Total: 51,300.00 sq ft/4,767.82 sq m

Construction

Floor: 6" Concrete
 Walls: Insulated Concrete Panels
 Roof: Insulated Built Up
 Columns: 40' x 40' steel I beams

Interior Features

Height Under Beam (Center): 27.00 ft/8.23 m
 Clear Height at Center: 27.00 ft/8.23 m
 Height Under Beam (Eaves): 25.80 ft/7.86 m
 Clear Height at Eaves: 22.00 ft/6.71 m
 Clear Span Distance:
 Column Spacing: 40'x40'
 Heated Area: 100%
 Air Conditioned Area: 100%
 Lighting Type: Metal Halide
 Sprinkler Coverage: 100%

Exterior Features

Drive in Doors: 2
 Loading Docks: 3
 Parking Spaces: 144
 Site Size: 13.40 ac/5.42 ha
 Addtl. Land Available:

Former Use: Window and door manufacturer

Transportation Accessibility

Closest Interstate
 Interstate-95: 2.05 mi/3.30 km
 Closest Port
 Georgetown: 68.81 mi/110.72 km
 Closest Rail Line
 CSX: 5.41 mi/8.70 km
 Rail Access: No
 Closest Commercial Airport
 Florence Regional: 56.11 mi/90.28 km
 Closest Civil Airport
 Santee Cooper Regional: 6.94 mi/11.17 km



Utilities and Service

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 Gavity): Gravity
 Sewer Main Diameter: 12.00 in/30.48 cm
 Comments:
 Natural Gas Provider: SCE&G
 Natural Gas Line Diameter: 4.00 in/10.16 cm
 Comments: at street
 Electricity Provider: Santee Electric Cooperative
 Electrical Comments: 500 KVA
 Telecommunications Provider: Farmers Telephone Company (FTC)
 Fiber Optics Provider: Yes
 Cable Provider: Yes
 Fire Department: Clarendon County Fire Dept.
 Distance to Fire Department:
 Fire Dept.'s ISO Rating: 5

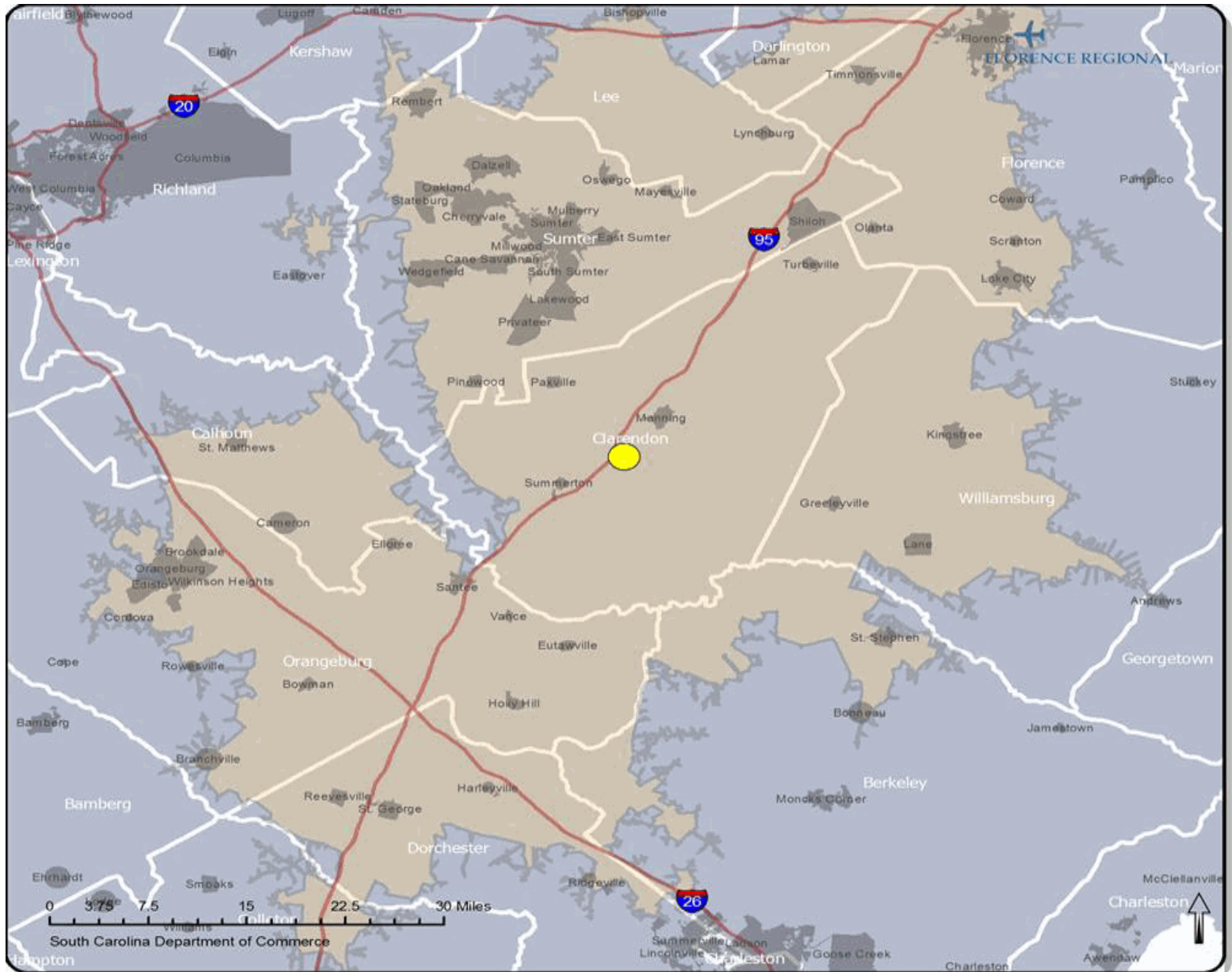
Comments

The office and total building area include 3300 square feet of upstairs office area. Included with the property is a 3-ton crane with a 40' span, 240' travel, and 17' clear under the hook.

General Information

County Development Status:	Tier IV	Census Tract:	45027960700
Per Capita Income for County:	\$25,134	Housing Units in Tract: (2000 Census)	4,708
Avg. Hourly Wage for County:	\$12.57	Census Tract Pop.: (2000 Census)	7,160
Subject Property Inside City Limits:	No	Median Age in Tract: (2000 Census)	43.1
School District:	Clarendon 2		
Tax District:	40		

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.