

### Location

Address: 1457 Olanta Highway  
 City: Turbeville  
 State: South Carolina  
 Zip Code: 29162  
 County: Clarendon  
 Tax Map ID: 323-00-01-018-00

### Sales/Lease Information

Sale: \$240,000.00  
 Annual Lease: \$3.00 sq ft/\$32.28 sq m  
 Plus Taxes & Insurance  
 Date Available: 6/16/2011 12:00:00AM

### Property Information

Year Built: 1985  
 Condition: Average  
 Area  
 Office: 1,440.00 sq ft/133.83 sq m  
 Manu./Warehouse: 10,560.00 sq ft/981.45 sq m  
 Total: 12,000.00 sq ft/1,115.28 sq m

#### Construction

Floor:  
 Walls: Insulated Metal  
 Roof: Insulated Metal  
 Columns: Clear Span

#### Interior Features

Height Under Beam (Center): 12.16 ft/3.71 m  
 Clear Height at Center: 14.33 ft/4.37 m  
 Height Under Beam (Eaves): 8.50 ft/2.59 m  
 Clear Height at Eaves: 11.16 ft/3.40 m  
 Clear Span Distance: 80' Clear Span  
 Column Spacing: Clear Span  
 Heated Area: 100%  
 Air Conditioned Area: 100%  
 Lighting Type: Fluorescent  
 Sprinkler Coverage: None

#### Exterior Features

Drive in Doors: 1  
 Loading Docks: 1  
 Parking Spaces: 100+  
 Site Size: 2.00 ac/0.81 ha  
 Addtl. Land Available: 3.50 ac/1.42 ha

Former Use: Plastic Recycling

### Transportation Accessibility

Closest Interstate  
 Interstate-95: 5.78 mi/9.30 km  
 Closest Port  
 Georgetown: 64.75 mi/104.18 km  
 Closest Rail Line  
 CSX: 14.45 mi/23.25 km  
 Rail Access: No  
 Closest Commercial Airport  
 Florence Regional: 30.34 mi/48.82 km  
 Closest Civil Airport  
 Lake City Muni Cj Evans Field: 17.42 mi/28.03 km



### Utilities and Service

Water Service Provider: Town of Turbeville  
 Water Main Diameter: 8.00 in/20.32 cm  
 Comments:  
 Sewer Service Provider: Town of Turbeville  
 Sewer Type (Force or Gavity): Gravity  
 Sewer Main Diameter: 4.00 in/10.16 cm  
 Comments:  
 Natural Gas Provider: None  
 Natural Gas Line Diameter:  
 Comments:  
 Electricity Provider: Progress Energy Carolinas  
 Electrical Comments: Two 600 Amp Panels, 3 Phase pwr.  
 Telecommunications Provider: Farmers Telephone Corp.  
 Fiber Optics Provider: Farmers Telephone Corp.  
 Cable Provider: Farmers Telephone Corp.  
 Fire Department: Clarendon Co. Rural Fire Dept.  
 Distance to Fire Department: 1.06 mi/1.71 km  
 Fire Dept.'s ISO Rating: 5

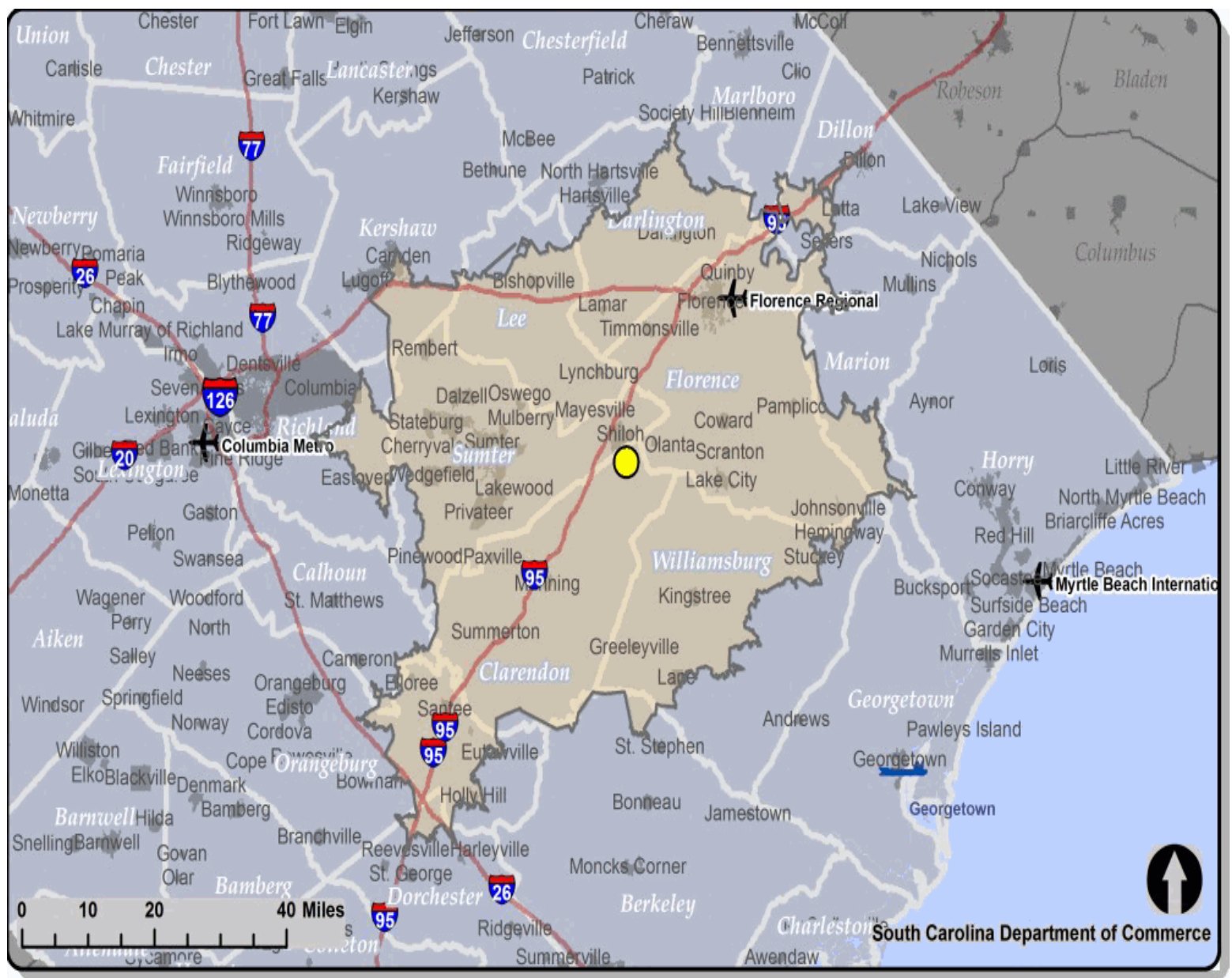
### Comments

Available with 2 week notice.

General Information

|                                      |             |  |             |
|--------------------------------------|-------------|--|-------------|
| County Development Status:           | Tier IV     | Census Tract:                            | 45027960100 |
| Per Capita Income for County:        | \$25,134    | Housing Units in Tract:<br>(2000 Census) | 1,295       |
| Avg. Hourly Wage for County:         | \$12.57     | Census Tract Pop.:<br>(2000 Census)      | 3,198       |
| Subject Property Inside City Limits: | No          | Median Age in Tract:<br>(2000 Census)    | 34.9        |
| School District:                     | Clarendon 3 |  |             |
| Tax District:                        | District 30 |  |             |

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.