

Location

Address: 1799 Ram Bay Rd
 City: Manning
 State: South Carolina
 ZIP Code: 29102
 County: Clarendon
 Tax Map ID:

Sale/Lease Information

Sale: \$1,500,000.00
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 1992
 Condition: Good
 Area
 Office: 3,000.00 sq ft/278.82 sq m
 Manufacturing/Warehouse: 50,000.00 sq ft/4,647.00 sq m
 Total: 53,000.00 sq ft/4,925.82 sq m

Construction
 Floor: 6 in/15.24 cm Concrete
 Walls: Insulated Metal & Concrete Block
 Roof: Insulated Metal
 Columns: Steel I-Beam

Interior Features
 Height Under Beam (Center):
 Clear Height at Center: 25.00 ft/7.62 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 23.00 ft/7.01 m
 Clear Span Distance:
 Column Spacing: 32 x 60 ft
 Heated Area: 100%
 Air Conditioned Area: Office Only
 Lighting Type: Metal Halide & Fluor.
 Sprinkler Coverage: 100% Dry

Exterior Features
 Drive in Doors: 20
 Loading Docks: 1
 Parking Spaces: 88
 Site Size: 29.00 ac/11.74 ha
 Addtl. Land Available: 20.00 ac/8.09 ha

Former Use: Stainless Steel Tankers Manufacturing

Transportation Accessibility

Closest Interstate
 Interstate-95: 0.98 mi/1.58 km
 Closest Port
 Georgetown: 67.58 mi/108.74 km
 Closest Rail Line
 CSX: 5.56 mi/8.95 km
 Rail Access: No
 Closest Commercial Airport
 Florence Regional: 53.81 mi/86.58 km
 Closest Civil Airport
 Santee Cooper Regional: 8.15 mi/13.11 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: 12.00 in/30.48 cm
 Comments:

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

Electricity Provider: Santee Electric Co-op
 Electrical Comments: 1000 Amps

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

Fire Department: Clarendon County
 Distance to Fire Department: 5.17 mi/8.32 km
 Fire Dept.'s ISO Rating: 6

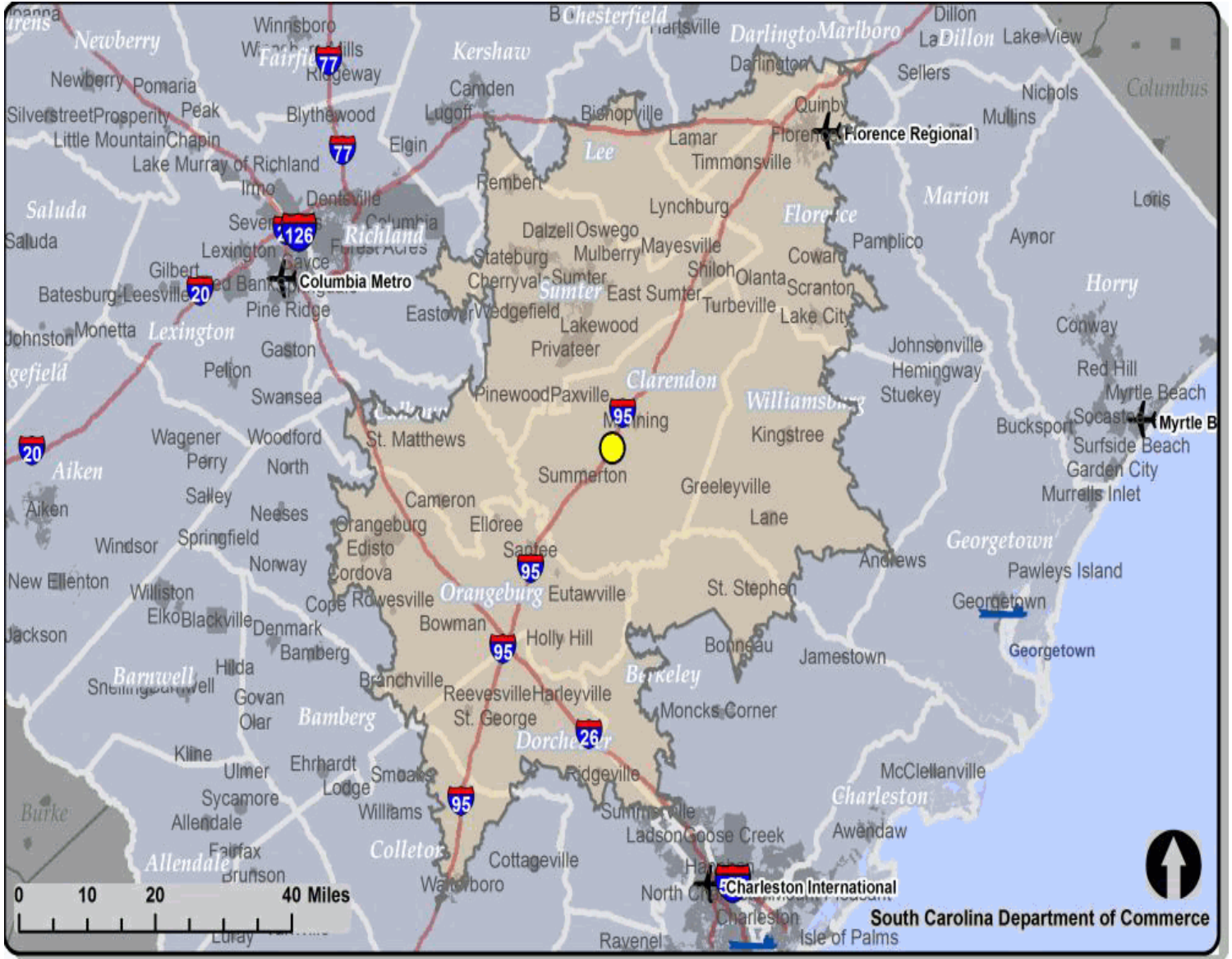
Comments

This property includes three 10-ton cranes with a 50' span, 250' travel, and 20' clear under the hook; one 10-ton crane with a 50' span, 250' travel, and 22' clear under the hook; and one 3-ton crane.

General Information

County Development Status:	Distressed	Census Tract:	45027960700
Per Capita Income for County :	\$22,350	Housing Units in Tract (2000 Census):	4,708
Avg. Hourly Wage for County:	\$11.18	Census Tract Pop. (2000 Census):	7,160
		Median Age in Tract (2000 Census):	43.1
Subject Property Inside City Limits:	No		
School District:	Clarendon 1		
Tax District:	District 40		

60 Minute Drive Time Map of LBT Stainless



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.