

Location

Address: 3033 Greeleyville Hwy
 City: Manning
 State: South Carolina
 Zip Code: 29102
 County: Clarendon
 Tax Map ID: 188-00-02-008-00

Sales/Lease Information

Sale: Negotiable
 Annual Lease: \$2.00 sq ft/\$21.52 sq m
 NNN
 Date Available: Immediately

Property Information

Year Built: 1965
 Condition: Average
 Area
 Office: 13,036.00 sq ft/1,211.57 sq m
 Manu./Warehouse: 91,076.00 sq ft/8,464.60 sq m
 Total: 104,112.00 sq ft/9,676.17 sq m

Construction
 Floor: 5 in/12.7 cm Concrete (8 in/20.32 cm in 2 areas)
 Walls: Brick and Concrete Block
 Roof: Built Up
 Columns:

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 22.00 ft/6.71 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 20.00 ft/6.10 m
 Clear Span Distance:
 Clear Span Distance: 21.00 ft/6.40 m
 Column Spacing:
 Column Spacing: 30x40 ft/9.1x12.1 m
 Heated Area:
 Heated Area: 100%
 Air Conditioned Area:
 Air Conditioned Area: 93,000 sq ft/8,640 sq m
 Lighting Type:
 Lighting Type: Fluor. and Metal Halide
 Sprinkler Coverage:
 Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors: 3
 Loading Docks: 8
 Parking Spaces:
 Parking Spaces:
 Site Size:
 Site Size: 30.00 ac/12.14 ha
 Addtl. Land Available:

Former Use: Outdoor Power Equipment Manufacturing

Transportation Accessibility

Closest Interstate
 Interstate-95: 4.60 mi/7.40 km
 Closest Port
 Georgetown: 60.60 mi/97.51 km
 Closest Rail Line
 CSX: 0.18 mi/0.29 km
 Rail Access: Yes
 Closest Commercial Airport
 Florence Regional: 51.34 mi/82.61 km
 Closest Civil Airport
 Santee Cooper Regional: 9.05 mi/14.56 km



Utilities and Service

Water Service Provider: City of Manning
 Water Main Diameter: 8.00 in/20.32 cm
 Comments:
 Sewer Service Provider: City of Manning
 Sewer Type (Force or Gavity):
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments:
 Natural Gas Provider: None
 Natural Gas Line Diameter:
 Comments:
 Electricity Provider: Progress Energy Carolinas
 Electrical Comments:
 Telecommunications Provider: Farmers Telephone
 Fiber Optics Provider: Yes
 Cable Provider: Yes
 Fire Department: Clarendon Co. Fire Dept.
 Distance to Fire Department: 1.83 mi/2.94 km
 Fire Dept.'s ISO Rating: 5

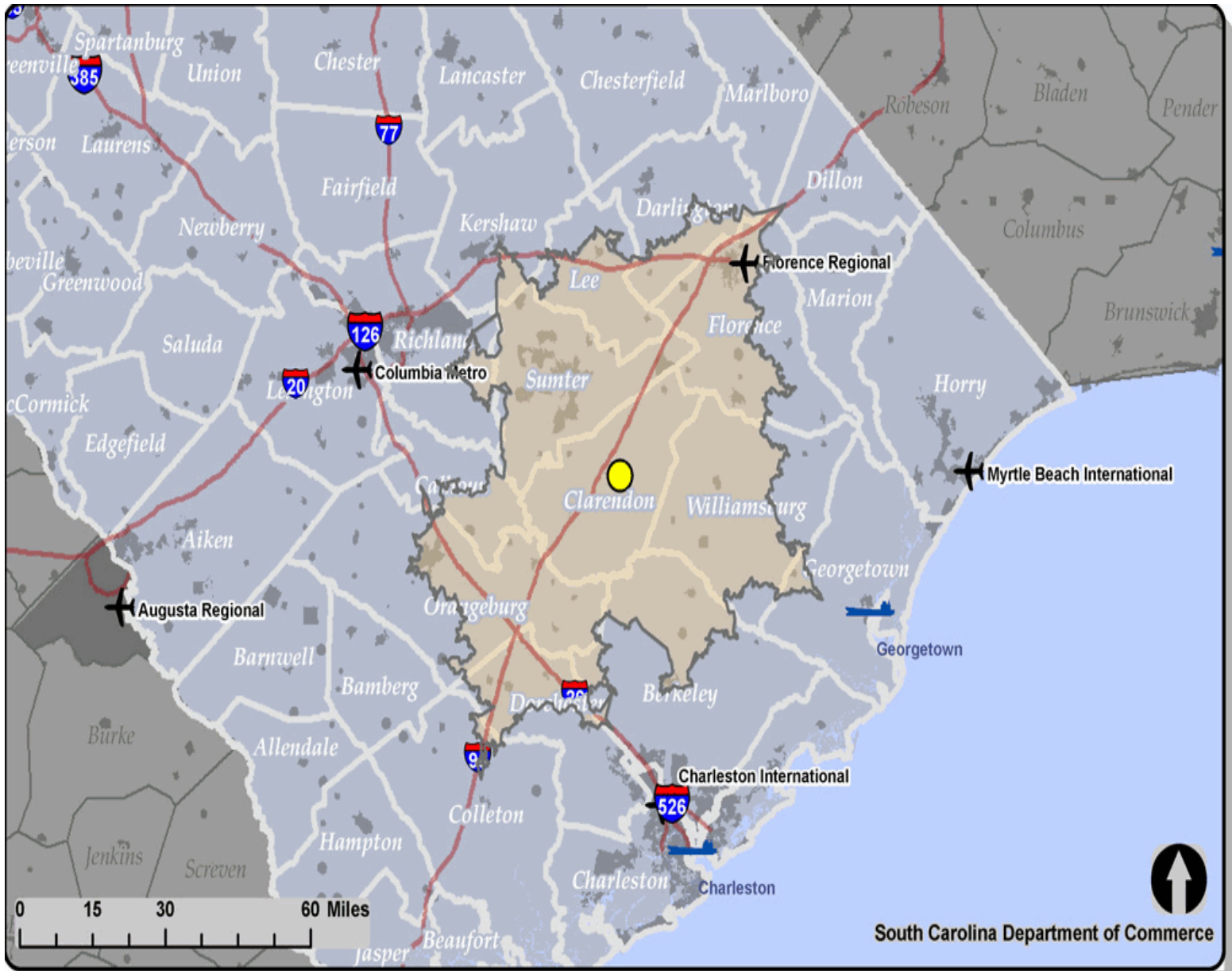
Comments

This is a 104,112 sq ft portion of a 204,112 sq ft building. No spur, but rail is adjacent.

General Information

County Development Status:	Tier IV	Census Tract:	45027960600
Per Capita Income for County:	\$25,134	Housing Units in Tract: (2000 Census)	1,039
Avg. Hourly Wage for County:	\$12.57	Census Tract Pop.: (2000 Census)	2,690
Subject Property Inside City Limits:	No	Median Age in Tract: (2000 Census)	35.8
School District:	Clarendon 2		
Tax District:	20		

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.