

**Location**

Address: 6772 Salem Road  
 City: Turbeville  
 State: South Carolina  
 ZIP Code: 29111  
 County: Clarendon  
 Tax Map ID:

**Sale/Lease Information**

Sale: \$115,000.00  
 Annual Lease: \$1.22 sq ft/\$13.13 sq m Including Taxes  
 Date Available: Immediately

**Property Information**

Year Built: 1982  
 Condition: Good  
 Area  
 Office: 650.00 sq ft/60.41 sq m  
 Manufacturing/Warehouse: 10,700.00 sq ft/994.46 sq m  
 Total: 11,350.00 sq ft/1,054.87 sq m  
 Construction  
 Floor: Concrete (Asphalt in 1650 sq ft/153.29 sq m)  
 Walls: Insulated Metal  
 Roof: Insulated Metal  
 Columns:

Interior Features  
 Height Under Beam (Center): 15.00 ft/4.57 m  
 Clear Height at Center: 15.00 ft/4.57 m  
 Height Under Beam (Eaves): 9.75 ft/2.97 m  
 Clear Height at Eaves: 11.10 ft/3.38 m  
 Clear Span Distance: 40 ft/12.1 m and 50 ft/15.2 m Clear Span Area:  
 Column Spacing:  
 Heated Area: 9,700 sq ft/901 sq m  
 Air Conditioned Area: 9,700 sq ft/901 sq m  
 Lighting Type: Fluorescent  
 Sprinkler Coverage: None

Exterior Features  
 Drive in Doors: 2  
 Loading Docks:  
 Parking Spaces:  
 Site Size: 0.80 ac/0.32 ha  
 Addtl. Land Available: 1.00 ac/0.40 ha

Former Use: Cut and Sew

**Transportation Accessibility**

Closest Interstate  
 Interstate-95: 6.47 mi/10.41 km  
 Closest Port  
 Georgetown: 62.32 mi/100.27 km  
 Closest Rail Line  
 CSX: 12.53 mi/20.16 km  
 Rail Access: No  
 Closest Commercial Airport  
 Florence Regional: 34.57 mi/55.62 km  
 Closest Civil Airport  
 Williamsburg County: 16.71 mi/26.89 km



**Utilities/Services**

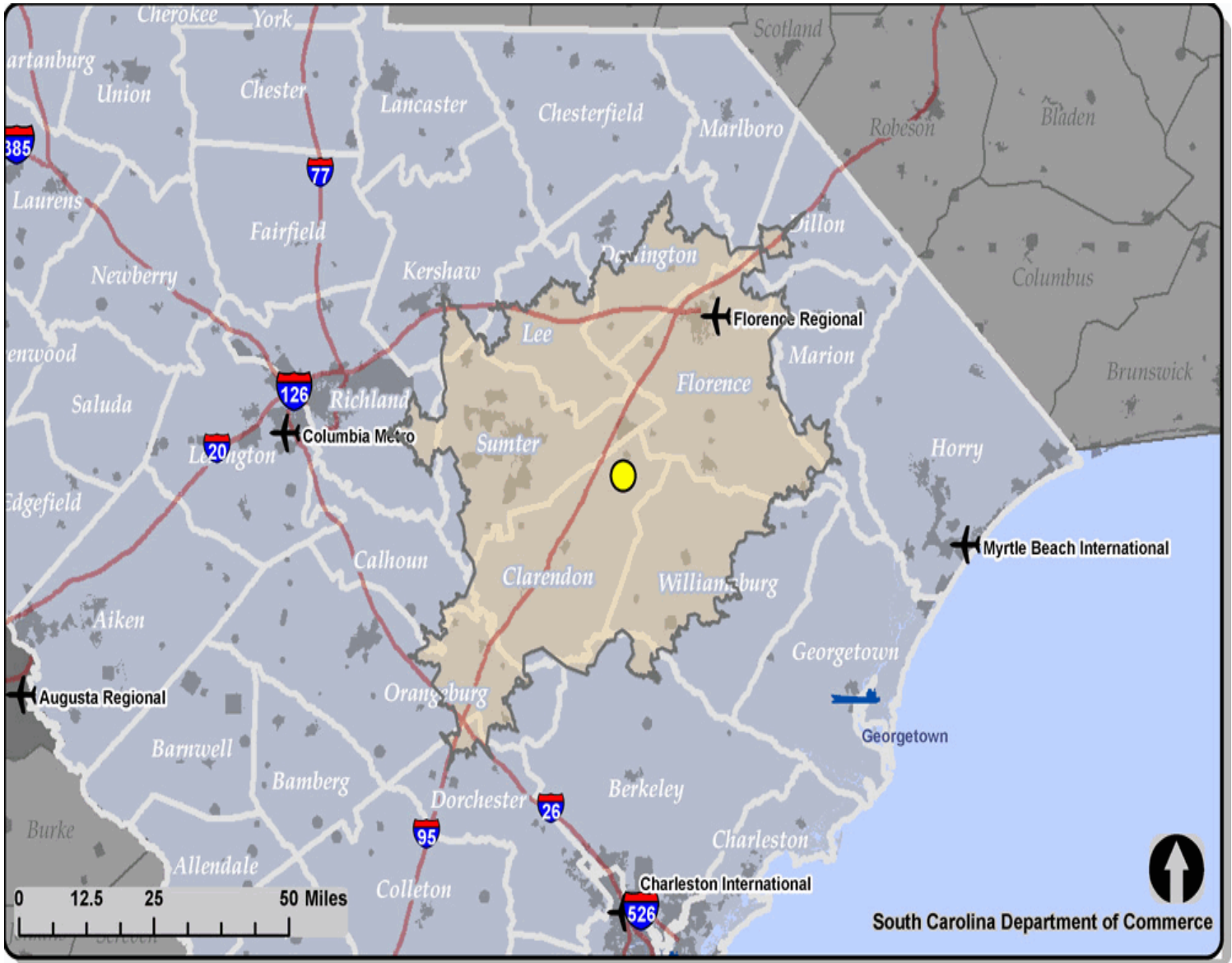
Water Service Provider:	Town of Turbeville
Water Main Diameter:	12.00 in/30.48 cm
Comments:	
Sewer Service Provider:	Septic Tank
Sewer Type (Force or Gravity):	
Sewer Main Diameter:	
Comments:	
Natural Gas Provider:	None
Natural Gas Line Diameter:	
Comments:	
Electricity Provider:	Progress Energy Carolinas
Electrical Comments:	3 Phase
Telecommunications Provider:	FTC
Fiber Optics Provider:	Yes
Cable Provider:	Yes
Fire Department:	Clarendon Co. Rural Fire Dept.
Distance to Fire Department:	3.68 mi/5.92 km
Fire Dept.'s ISO Rating:	6/9

**Comments**

**General Information**

County Development Status:	Distressed	Census Tract:	45027960201
Per Capita Income for County :	\$22,350	Housing Units in Tract (2000 Census):	743
Avg. Hourly Wage for County:	\$11.18	Census Tract Pop. (2000 Census):	1,903
		Median Age in Tract (2000 Census):	37.5
Subject Property Inside City Limits:	Not Determined		
School District:	Clarendon 3		
Tax District:	Unincorporated		

**60 Minute Drive Time Map of McElveen Manufacturing**



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.