

Location

Address:	1931 Joe Rogers Blvd
City:	Manning
State:	South Carolina
ZIP Code:	29102
County:	Clarendon
Tax Map ID:	

Sale/Lease Information

Sale:	\$1,775,000.00
Annual Lease:	\$2.00 sq ft/\$21.52 sq m Plus Taxes, Insurance, & Maintenance
Date Available:	Immediately

Property Information

Year Built:	2000
Condition:	Excellent
Area	
Office:	1,600.00 sq ft/148.70 sq m
Manufacturing/Warehouse:	46,400.00 sq ft/4,312.42 sq m
Total:	48,000.00 sq ft/4,461.12 sq m

Construction	
Floor:	6 in/15.24 cm Concrete
Walls:	Insulated Concrete Panels
Roof:	Insulated Built Up
Columns:	Steel

Interior Features	
Height Under Beam (Center):	
Clear Height at Center:	28.00 ft/8.53 m
Height Under Beam (Eaves):	
Clear Height at Eaves:	24.00 ft/7.32 m
Clear Span Distance:	
Column Spacing:	40x40 ft/12.1x12.1 m
Heated Area:	100%
Air Conditioned Area:	Office Only
Lighting Type:	HID
Sprinkler Coverage:	None

Exterior Features	
Drive in Doors:	2
Loading Docks:	3
Parking Spaces:	
Site Size:	15.00 ac/6.07 ha
Addtl. Land Available:	238.00 ac/96.32 ha

Former Use:	Conveyors Manufacturing
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Transportation Accessibility

Closest Interstate	
Interstate-95:	2.18 mi/3.51 km
Closest Port	
Georgetown:	67.39 mi/108.43 km
Closest Rail Line	
CSX:	5.50 mi/8.85 km
Rail Access:	No
Closest Commercial Airport	
Florence Regional:	54.54 mi/87.75 km
Closest Civil Airport	
Santee Cooper Regional:	7.23 mi/11.63 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):	
Sewer Main Diameter:	12.00 in/30.48 cm
Comments:	
Natural Gas Provider:	SCE&G
Natural Gas Line Diameter:	
Comments:	
Electricity Provider:	Santee Electric Cooperative
Electrical Comments:	
Telecommunications Provider:	FTC
Fiber Optics Provider:	Yes
Cable Provider:	Yes
Fire Department:	Clarendon County FD
Distance to Fire Department:	5.90 mi/9.49 km
Fire Dept.'s ISO Rating:	6

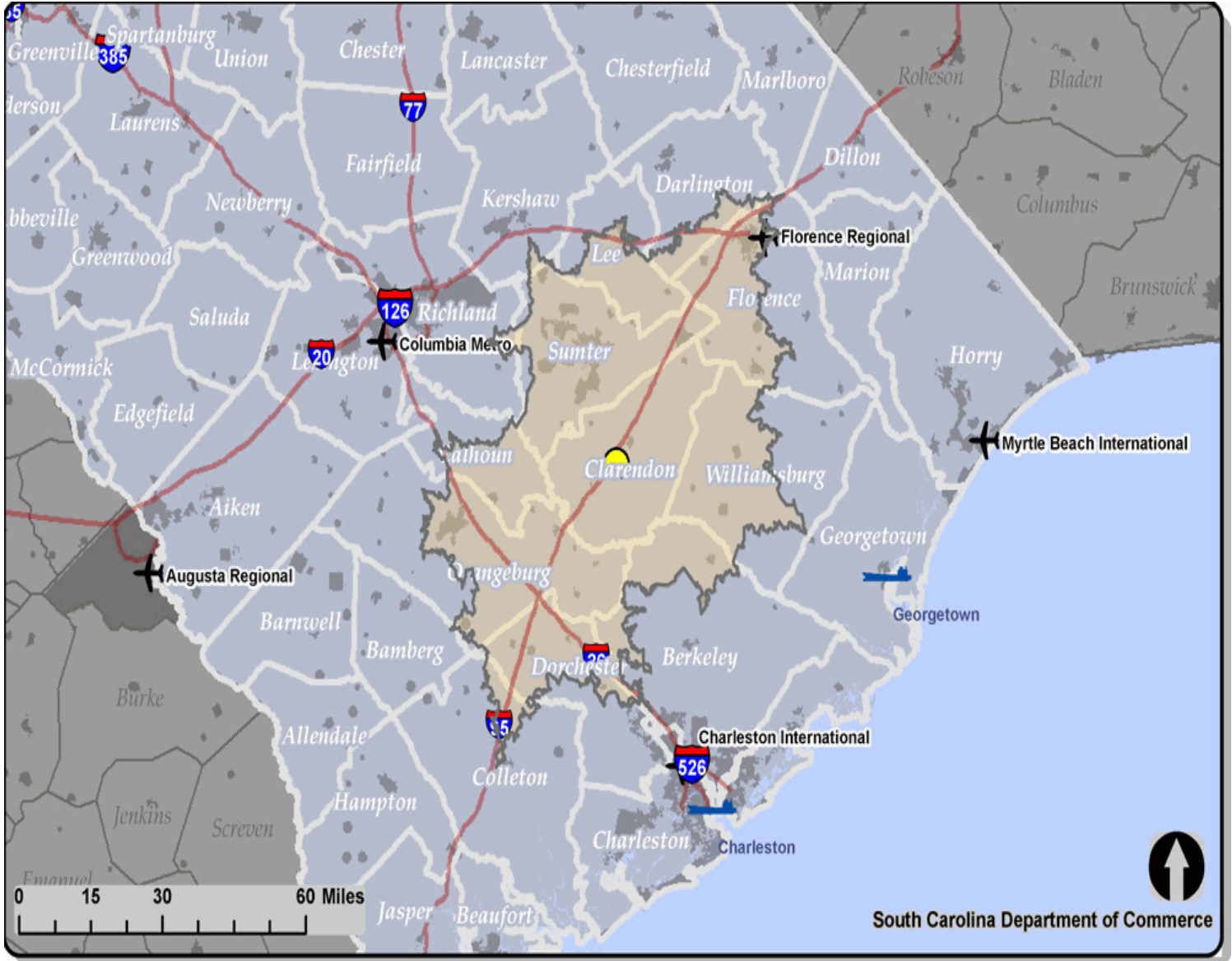
Comments

Expandable up to 200,000 SF total.

General Information

County Development Status:	Distressed	Census Tract:	45027960700
Per Capita Income for County :	\$23,372	Housing Units in Tract (2000 Census):	4,708
Avg. Hourly Wage for County:	\$11.69	Census Tract Pop. (2000 Census):	7,160
		Median Age in Tract (2000 Census):	43.1
Subject Property Inside City Limits:	Not Determined		
School District:	Clarendon 2		
Tax District:	Unincorporated		

60 Minute Drive Time Map of New London Engineering



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.