

Location

Address:	1315 20th Century Drive
City:	Manning
State:	South Carolina
ZIP Code:	29102
County:	Clarendon
Tax Map ID:	

Sale/Lease Information

Sale:	\$600,000.00
Annual Lease:	Negotiable
Date Available:	Immediately

Property Information

Year Built:	1972
Condition:	Fair
Area	
Office:	3,488.00 sq ft/324.17 sq m
Manufacturing/Warehouse:	35,184.00 sq ft/3,270.00 sq m
Total:	38,672.00 sq ft/3,594.18 sq m

Construction	
Floor:	Concrete
Walls:	Insulated Metal
Roof:	Insulated Metal
Columns:	

Interior Features	
Height Under Beam (Center):	
Clear Height at Center:	18.00 ft/5.49 m
Height Under Beam (Eaves):	
Clear Height at Eaves:	11.00 ft/3.35 m
Clear Span Distance:	
Column Spacing:	24'x40', 20'x50' in Addition
Heated Area:	100%
Air Conditioned Area:	All But 12,000 Sq Ft Add
Lighting Type:	Fluorescent
Sprinkler Coverage:	100% Dry

Exterior Features	
Drive in Doors:	
Loading Docks:	3
Parking Spaces:	50
Site Size:	30.00 ac/12.14 ha
Addtl. Land Available:	

Former Use:	Rainwear Manufacturing
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Transportation Accessibility

Closest Interstate	
Interstate-95:	1.27 mi/2.04 km
Closest Port	
Georgetown:	68.43 mi/110.10 km
Closest Rail Line	
CSX:	6.27 mi/10.09 km
Rail Access:	No
Closest Commercial Airport	
Florence Regional:	54.25 mi/87.29 km
Closest Civil Airport	
Santee Cooper Regional:	8.40 mi/13.52 km



Utilities/Services

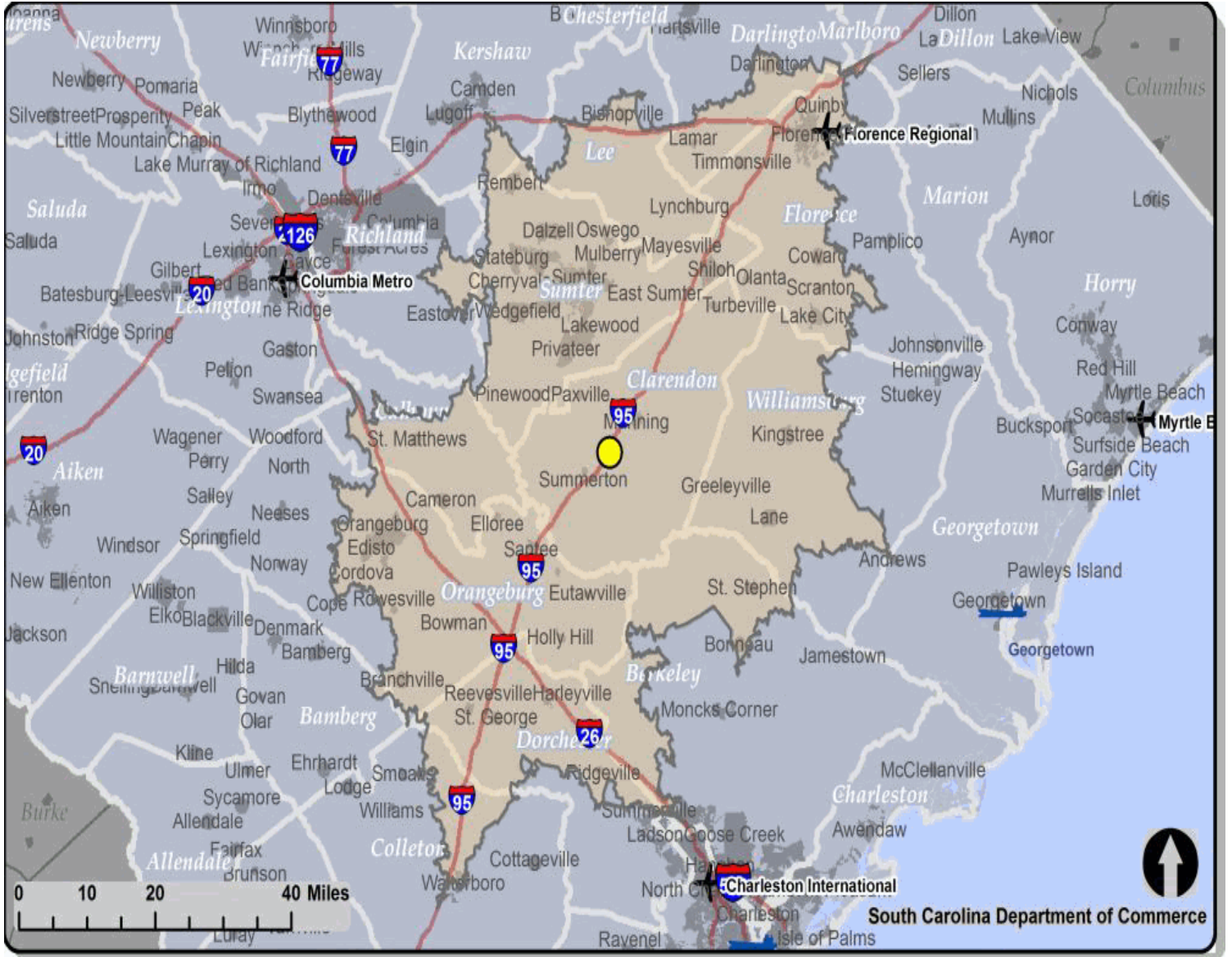
Water Service Provider:	City of Manning
Water Main Diameter:	10.00 in/25.40 cm
Comments:	
Sewer Service Provider:	City of Manning
Sewer Type (Force or Gravity):	Gravity
Sewer Main Diameter:	8.00 in/20.32 cm
Comments:	
Natural Gas Provider:	None
Natural Gas Line Diameter:	
Comments:	
Electricity Provider:	Progress Energy Carolinas
Electrical Comments:	
Telecommunications Provider:	FTC
Fiber Optics Provider:	Yes
Cable Provider:	Yes
Fire Department:	Clarendon Co. Rural Fire Dept.
Distance to Fire Department:	5.06 mi/8.14 km
Fire Dept.'s ISO Rating:	6/9

Comments

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 10		

60 Minute Drive Time Map of Wells Lamont



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.