

Ferdon/Green Associates
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**AVAILABLE FOR LEASE:
FOUR SEASONS WAREHOUSES**

These warehouses are situated on 11.3 acres just minutes from the port city of Georgetown, SC. They are located on Gapway Road, next to the railroad tracks.

Warehouse "A" 42,000 s/f Lease is \$2.50 per square foot \$105,000.00/yr



Warehouse "B" 56,000 s/f Lease is \$1.80 per square foot \$100,800.00/yr



TERMS:

Three years with option. LESSOR WILL PAY FIRE AND EXTENDED INSURANCE. LESSEE SHALL PAY ALL PROPERTY TAXES AND MAINTAIN LIABILITY INSURANCE COVERAGE.

FORMER AND EXISTING TENANTS:

- A portion of Warehouse "B" is currently being leased month to month to a machine shop.
- Warehouse "A" was formerly occupied by Pangborn Industries.

BUILDING CHARACTERISTICS:

- Both buildings have office space with plenty of parking.
- Warehouse "A" has two loading docks and high ceilings for maximum efficiency and storage.
- Warehouse "B" has one loading dock and high ceilings.
- There is a breezeway connecting the two buildings, if a tenant desires to lease both.

ZONING:

- Zoning is "Light Industrial."

