

Location

Address: Georgetown Hwy.
 City: Andrews
 State: South Carolina
 ZIP Code: 29510
 County: Georgetown
 Tax Map ID:

Sale/Lease Information

Sale: \$1,725,000.00

Annual Lease:

Date Available: Immediately

Property Information

Year Built: 2009
 Condition: Excellent
 Area
 Office:
 Manufacturing/Warehouse: 40,000.00 sq ft/3,717.60 sq m
 Total: 40,000.00 sq ft/3,717.60 sq m

Construction

Floor: Build to Suit
 Walls: Insulated 7 in Precast
 Roof: Insulated Metal
 Columns: Steel

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 24.00 ft/7.32 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 24.00 ft/7.32 m
 Clear Span Distance:
 Column Spacing: 50 x 50 ft
 Heated Area: Build to Suit
 Air Conditioned Area: Build to Suit
 Lighting Type: Build to Suit
 Sprinkler Coverage: Build to Suit

Exterior Features

Drive in Doors: 1
 Loading Docks: 2
 Parking Spaces:
 Site Size: 7.00 ac/2.83 ha
 Addtl. Land Available:

Former Use: Spec. Building

Transportation Accessibility

Closest Interstate
 Interstate-95: 48.88 mi/78.65 km
 Closest Port
 Georgetown: 17.16 mi/27.61 km
 Closest Rail Line
 CSX: 0.42 mi/0.68 km
 Rail Access: No
 Closest Commercial Airport
 Myrtle Beach International: 49.70 mi/79.97 km
 Closest Civil Airport
 Robert F Swinnie: 1.52 mi/2.45 km



Utilities/Services

Water Service Provider: GCWSD
 Water Main Diameter: 8.00 in/20.32 cm
 Comments:

Sewer Service Provider: GCWSD
 Sewer Type (Force or Gravity): Gravity
 Sewer Main Diameter: 10.00 in/25.40 cm
 Comments:

Natural Gas Provider: SCE&G
 Natural Gas Line Diameter:
 Comments:

Electricity Provider: Santee Cooper Electric
 Electrical Comments:

Telecommunications Provider: Verizon
 Fiber Optics Provider: Verizon
 Cable Provider: Verizon

Fire Department: Andrews City Fire Dept.
 Distance to Fire Department: 3.26 mi/5.25 km
 Fire Dept.'s ISO Rating: 7

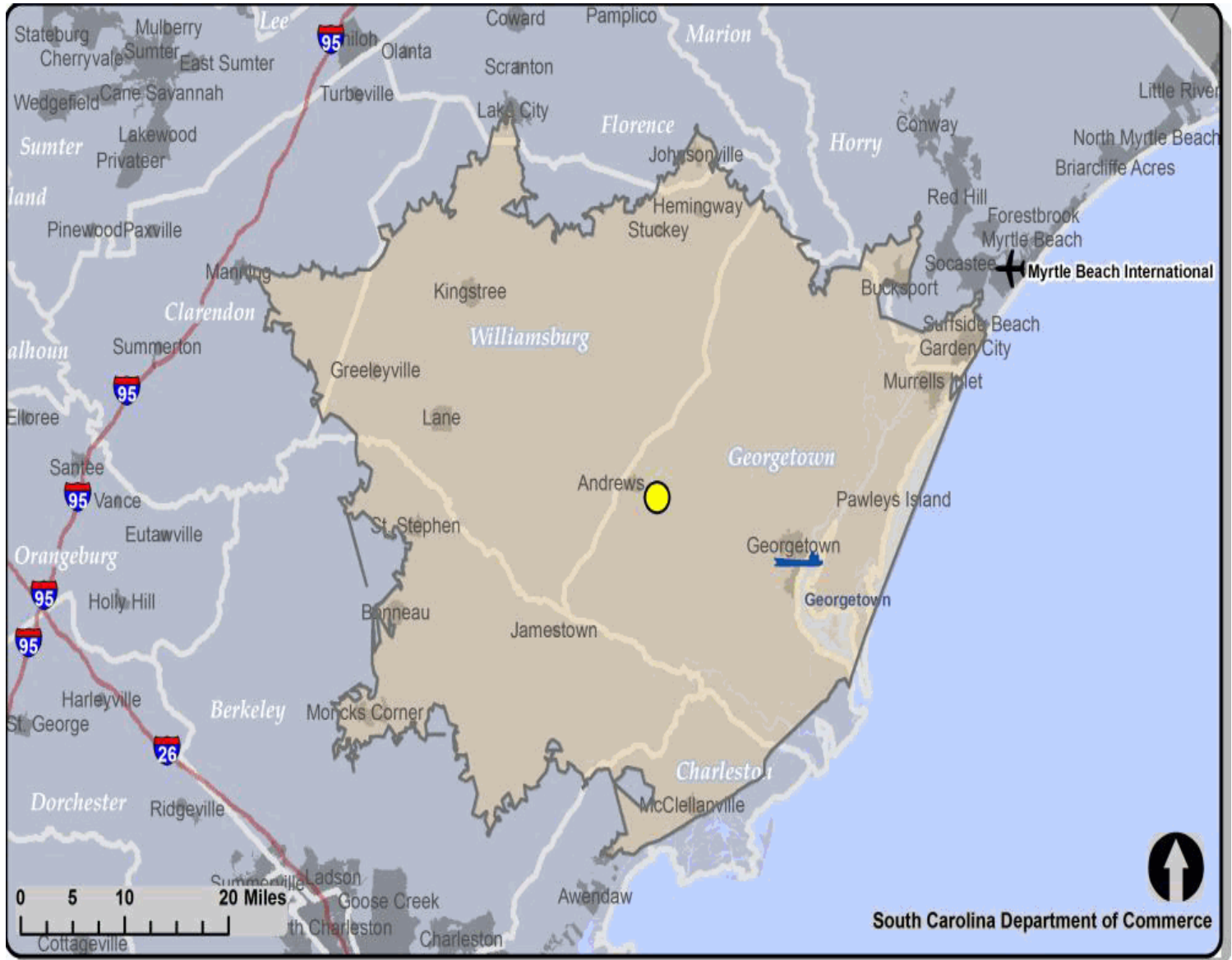
Comments

The building is expandable to 100,000 sq ft. Rail is .53 miles away and access can potentially be made available.

General Information

County Development Status:	Under	Census Tract:	45043980200
Per Capita Income for County :	\$34,694	Housing Units in Tract (2000 Census):	3,284
Avg. Hourly Wage for County:	\$17.35	Census Tract Pop. (2000 Census):	7,929
		Median Age in Tract (2000 Census):	34.0
Subject Property Inside City Limits:	No		
School District:	Georgetown		
Tax District:	Georgetown		

60 Minute Drive Time Map of Georgetown County Business Ctr. Spec. Building



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.