

184 Insteel Drive ANDREWS, SOUTH CAROLINA

31,620 SF
For Sale

- 13.25 Acres
- Strong Labor in Area
- 3 Dock High Doors
- 3 Drive – in Doors

For more information, contact:

Bob Barrineau
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CB Richard Ellis
134 Meeting Street
Suite 510
Charleston, SC 29401
T 843.577.0702
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www.cbre.com



BUILDING CHARACTERISTICS

Total Building Size:	± 31,620 Square Feet
Office:	4,320 Square Feet
Land:	13.28 Acres
Truck Loading:	Two 8' x 8' Dock High Doors One 8' x 10' Dock High Door Two 11' x 14' Drive-in Doors One 17' x 22' Drive-in Door
Ceiling Height:	±21' – 29'
HVAC:	100% Heat; Air conditioning only in office
Fire Protection:	None
Column Spacing:	27.5' x 63' 27.5' x 36'
Lighting:	Metal Halide
Year Built:	1995
Floors:	6" Concrete
Walls:	Concrete Panels & Insulated Metal
Roof:	Insulated Metal

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Power:	3 Phase - 4,000 amps provided by Santee Cooper
Gas:	SCEG
Sewer:	Town of Andrews
Water:	Town of Andrews
Fire Protection:	Town of Andrews



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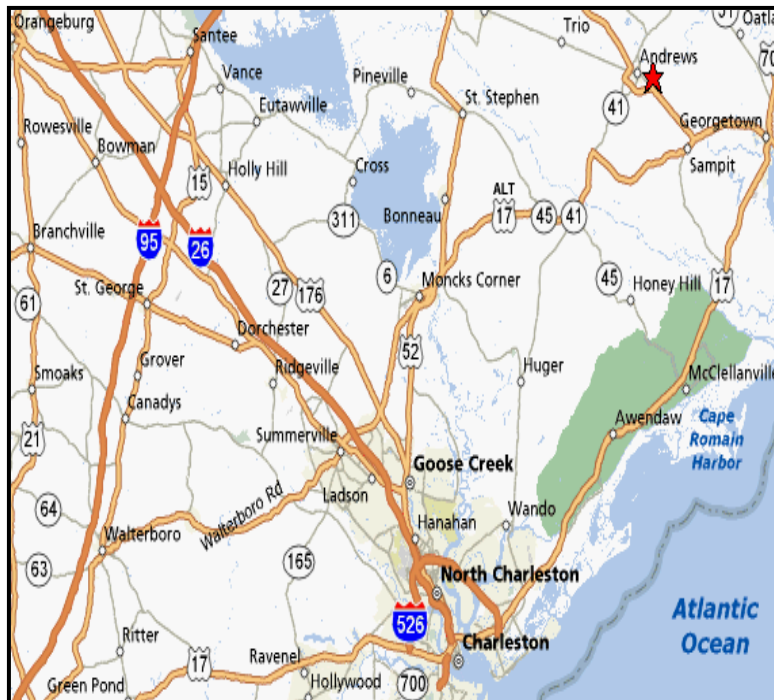
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Location: Located adjacent to the Georgetown County Industrial Park, outside of the town of Andrews. Great supply of skilled labor force in the area. Located just off of Highway 521. The facility is located approximately 50 miles from I-95 and approximately 55 miles to Charleston.



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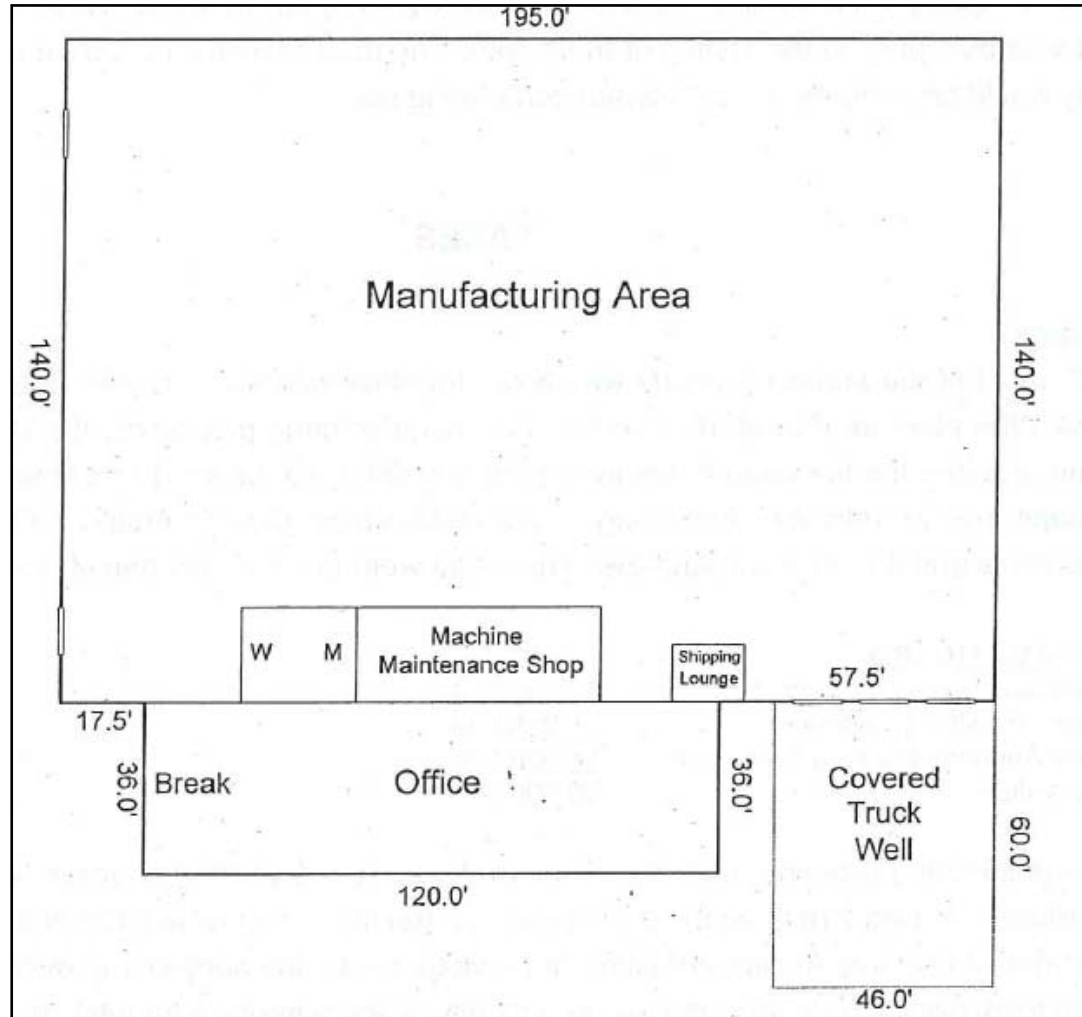
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Floor Plan:



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