Marion County Spec Building

Marion County, South Carolina

**County** Marion

**Municipality** Unincorporated

**Zoning** Industrial Park District

**Tax Map ID** 055-00-00-216-000 (Portion)

**Landuse** Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Undeveloped Land (W)

**Pricing**

**Pricing** For Sale

**Sale Price** $???????

**Details**

**Tenancy** Single-Tenant (1 Building)

**Year Built** 2018-2019 (Under Const.)

**Building Condition** Excellent

**Total Building Area** 100,000 Sq Ft

**Expandable To** 240,000 Sq Ft

**Site Size** 15.59 Acres

**Building Dimensions** Rect. 400’ x 250’

**Slab Thickness** None

**Wall Materials** 8” Insulated Pre-cast Concrete

**Transportation**

**Utilities**

**Water Provider** Marco Rural Water

**Wastewater Provider** Grand Strand Water & Sewer **Natural Gas Provider** SCE&G

**Telecomm Provider** AT&T

**Electric Provider** Pee Dee Electric, Inc.

**Alternative Gases** None Available

**Road Serving Building** US Highway 501 By-Pass (4 Lanes) **Rail Access** No

**Runway Access** No **Barge Access** No

**Nearest Interstate** I-95 (16.00 Miles) **Nearest Port** Georgetown (72.00 Miles)

**Nearest Commercial Airport** Florence Regional (23.00 Miles) **Nearest Intermodal**

**Facility**

CSX Charleston (127.00 Miles)

**Available Space Information 01**

**Available Area** 100,000 Sq Ft **Minimum Area** Not Sub-dividable

**Office Area** None-To Suit **Heated Area** Not heated-Shell

**Air Conditioned Area** None-Shell **Fire Suppression** None-Shell **Lighting** Six (6) T5 Fluorescent **Clear Height Range** 30’ Min Clear

**Drive-In Doors** 1 **Dock Doors** 4 w/4 Fut.

**Approximate Auto Space**

**Parking**

11 Existing - 240 (Possible) **Approximate Trailer** None- To Suit

**Parking**

**Most Recent Use** None-Under Construction



Vicinity Map – No Scale