

INDUSTRIAL BUILDING

Up to 415,000 SF

- ◆ **Location:** 1728 N. Old River Road, Pamplico, SC; 12 miles from Florence and 5 miles I-95.
- ◆ **Building Size:** Property consists of two buildings, which can be purchased together or separately. Large building is 272,531 sf; small building is 144,500 sf.
- ◆ **Site Size:** 145 acres total; 113 acres with the large building; 32 acres with the small building.
- ◆ **Utilities:** Water: 2 on site wells rated at 300 gallons per minute. Sewer: On site oxidation pond.



- ◆ **Improvements-Large building:** 8,108 sf of office space; eight truck docks; 6" concrete floors; 14' ceiling height from floor to suspended ceiling, with an additional 8' 11" from suspended ceiling to bottom of joist; building is fully sprinkled; fluorescent lighting; 11 bathrooms.
- ◆ **Improvements-Small building:** 3,600 sf of office space; five truck docks; 8" concrete floors; 14' ceiling heights from floor to suspended ceiling, with an additional 8' 11" from suspended ceiling to bottom of joist; fully sprinkled; fluorescent lighting; 6 bathrooms.

Excellent Purchase or Lease Price

Property may be subdivided.