

# South Carolina Available Industrial Building



## Raytex 309,354 Sq. Ft. Marion

<b>Location:</b>	SC 576, South of US 76 Marion, SC Marion County						
<b>Building Area:</b>	<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">11,120</td> <td>Sq. Ft. Office</td> </tr> <tr> <td style="text-align: right;">298,234</td> <td>Sq. Ft. Mfg./Whse.</td> </tr> <tr> <td style="text-align: right; border-top: 1px solid black;">309,354</td> <td>Sq. Ft. Total</td> </tr> </table>	11,120	Sq. Ft. Office	298,234	Sq. Ft. Mfg./Whse.	309,354	Sq. Ft. Total
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309,354	Sq. Ft. Total						
<b>Year Built:</b>	1974 Additions Through 1998						
<b>Condition:</b>	Poor						
<b>Construction</b>	<b>Floor:</b> 6" Concrete <b>Walls:</b> Concrete Panels, Concrete Block <b>Roof:</b> Rubber, Built Up, and Metal <b>Columns:</b> 50'x30', 25'x40', and Varying						
<b>Clear Height:</b>	22' - 25' 20' - 23' in Metal Additions						
<b>Lighting:</b>	Fluorescent						
<b>Heating:</b>	Office Plus Limited Heat in Manufacturing						
<b>Air Conditioning:</b>	Office Only						
<b>Sprinkler:</b>	100% Wet						
<b>Truck Docks:</b>	10						
<b>Site:</b>	33.9 Acres						
<b>Former Use:</b>	Fabric Printing						

## FOR LEASE/SALE

<b>Date Available:</b>	Immediately
<b>Lease:</b>	Negotiable
<b>Sale:</b>	\$3,000,000

## COMMENTS:

The total building area includes approximately 32,900 square feet of mezzanine and 4100 square feet of upstairs office area. The building includes a dye house.

## UTILITIES

<b>Electricity:</b>	Pee Dee Electric Cooperative
<b>Gas:</b>	South Carolina Electric & Gas Co. 4" Main
<b>Water:</b>	City of Marion, 6" & 10" Mains
<b>Sewer:</b>	City of Marion Plus On-Site Pretreatment

## TRANSPORTATION

<b>Railroad:</b>	None
<b>Interstate Access:</b>	I-95, 17 Miles I-20, 30 Miles
<b>Commercial Airport:</b>	Florence Regional 19 Miles

