

South Carolina Available Industrial Building



Wellman (4 Buildings) 257,735 Sq. Ft. Marion

Location: US 501 By Pass
Marion, SC
Marion County

Building Area: 3,600 Sq. Ft Office
 254,135 Sq. Ft. Mfg./Whse.

 257,735 Sq. Ft. Total

Year Built: 1990

Condition: Good

Construction **Floor:** Concrete
 Walls: Insulated Metal
 Roof: Insulated Metal
 Columns: 30'x50' in Warehouses

Clear Height: 13'4" (11' Under Beam) at Eaves in Whse.
 19'7" (18' Under Beam) at Center in Whse.

Lighting: Sodium Vapor

Heating: 56,994 Sq Ft (All But Warehouses)

Air Conditioning: 56,994 Sq Ft (All But Warehouses)

Sprinkler: 100%

Truck Docks: 6 Docks Plus 1 Drive in Door

Site: 95 Acres

Former Use: Polyester Staple Fiber Manufacturing

FOR LEASE/SALE

Date Available: Immediately

Lease:

Sale: Negotiable

COMMENTS:

Above clear heights refer to the 117,630 square foot Raw Materials Warehouse. Clear heights in the other buildings generally range from 14' to 18'.

UTILITIES

Electricity: Pee Dee Electric Cooperative
480 Volt, 3 Phase

Gas: South Carolina Electric & Gas Co.

Water: Marion County Water

Sewer: City of Mullins

TRANSPORTATION

Railroad: Carolina Southern
Across Road

Interstate Access: I-95, 16 Miles
I-20, 30 Miles

Commercial Airport: Florence Regional
23 Miles

