

NEWMARK

347 OLD RIVER RD
ELLOREE, SC

137,000 SF ON
77.49 ACRES

AVAILABLE



THOMAS W. TURNER, SIOR

Senior Managing Director

704.226.3966

thomas.turner@nmrk.com

ZACK DALTORIO

Associate Director

919.805.4433

zack.daltorio@nmrk.com

JH MORRIS

Associate

334.333.7635

jh.morris@nmrk.com

Property Overview

Elloree, SC

Address	347 Old River Road Elloree, SC 29047
Year Built	Original: 47,000 SF in 1995 Addition: 95,000 SF in 2015
Office Description	Under 1,000 SF: Small office entrance in the front of the facility with receiving office towards rear of facility.
Dimensions	150' X 270' in 40,500 SF section 300' X 300' in 90,000 SF rear section 25' X 61' in small loading room on the side
Ceilings	Insulated pre-engineered corrugated metal deck Metal panels with exposed vinyl backed insulation
Ceiling Height	Original Plant: 16'-23' Addition: 32'-35'
Column Spacing	Original Plant: 25' X 50' column and bay spacing Addition: 25' X 75" column and bay spacing
Columns	8" Steel Tubular

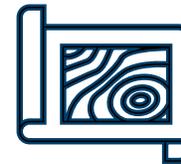
Property Features



**Open Concept
Warehouse Space**



**Two Overhead
Loading Doors and
27 dock high doors**



**Ground for
Expansion**



On a Natural Aquifer

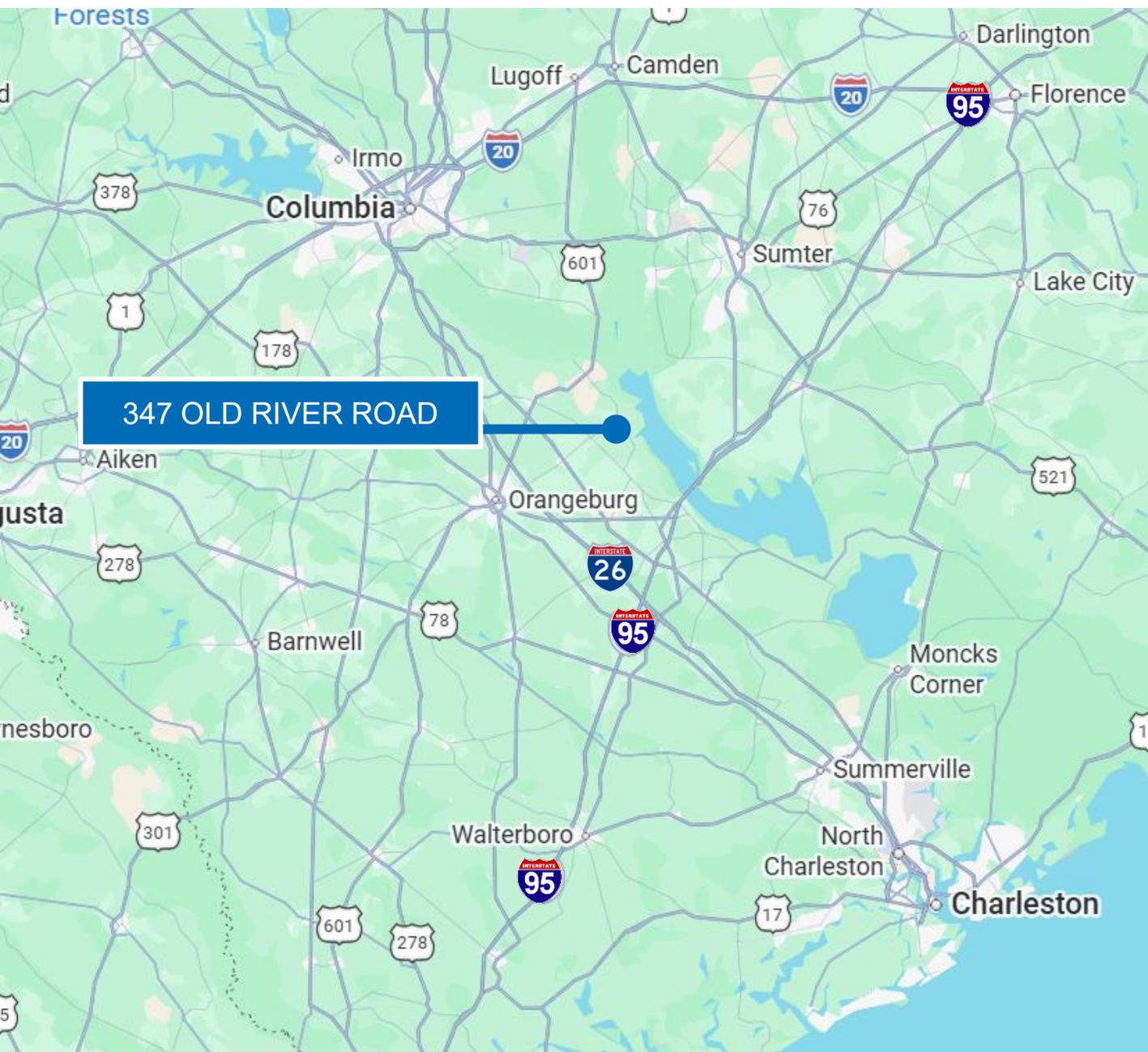
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Elloree, SC

Roof	Insulated pre-engineered corrugated metal deck
Floors	6" concrete floors
Walls	Pre-engineered corrugated metal panels with exposed vinyl backed insulation
Lighting	LED high-bay lighting throughout the warehouse space, supplemented by natural light from translucent roof panels.
Loading	<p>9- 8'X9' Dock High Doors with load levelers and bumpers located on entrance side of the original building</p> <p>8- 8'X9' Dock High Doors with load levelers and bumpers located on the side of the original building</p> <p>10- 8X9" Dock High Doors with load levelers and bumpers located on side of the addition.</p> <p>1- 10' X 10' ramped drive-in door 1- 15'-22' drive in door in rear of building</p>
Gas	City
Water	10" main line servicing .450 MGD
Sewer	Septic onsite

Power	<p>Tri-County Electric Cooperative</p> <p>480Y/277v, 3-phase with a dedicated 480v main distribution pane and multiple 480V sub-panels.</p> <p>Additional 120v service provided for ancillary loads.</p>
Sprinklers	100% wet system
Parking	55+ parking spots
Last Use	Water bottling and distribution

Proximity Map



74.1 MILES
TO CHARLESTON

118 MILES
TO SAVANNAH

206 MILES
TO WILMINGTON

12 MILES
I-95
12 MILES

15 MILES
I-26

Exterior Property Photos



Exterior Property Photos



Interior Property Photos



Newmark | Charlotte
615 S College Street, Suite 450
Charlotte, NC



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t 704-226-3966
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