

50K sf  
Spec Building  
+600ac

Master Planned  
Industrial Park  
with Rail Access



**FOR SALE AND LEASE**

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YOUNG**

# THE OPPORTUNITY

## GEORGETOWN COUNTY BUSINESS CENTER (GCBC)

Georgetown County Business Center (GCBC) is a **+600 acre Master Planned Industrial Park** located in Andrews, SC less than **60 miles from the Port of Charleston**, Volvo, and other key manufacturers.

Georgetown County has teamed up with Samet Corporation and is excited to announce the completion of a new **50,000 sf speculative Industrial building on nearly 10 acres**, and a variety of options for expansion. For users with a larger space requirement, or companies looking for a location that will allow for future expansion and growth look, no further.

In addition to the new spec building, **GCBC has +410 acres Heavy Industrial Land available for sale, lease, or potential build to suit.** Lots available from 6 acres to over 300 contiguous acres, with significant due diligence completed, planned rail access via CSX and more.



## LOT BREAKDOWN

GCBC WEST - TOTAL AVAILABLE ACRES: +/-75.16			
<b>1</b>	<b>SafeRack</b> 46.98 ACRES	<b>3</b>	<b>SAMET CORPORATION</b> 9.46 ACRES 50,000SF SPEC BUILDING
<b>5</b>	6.21 ACRES	<b>8</b>	5.73 ACRES
<b>10</b>	6.92 ACRES	<b>11</b>	<b>MPW INDUSTRIAL SERVICES</b> 7.43 ACRES
		<b>12</b>	35.04 ACRES*

GCBC EAST - TOTAL AVAILABLE ACRES: +/-335.75			
<b>13</b>	92.21 ACRES *	<b>14</b>	150.40 ACRES
<b>16</b>	87.43 ACRES	<b>17</b>	21.78 ACRES
		<b>18</b>	17.16 ACRES
<b>19</b>	17.91 ACRES	PLANNED RAIL ACCESS VIA CSX	



## Highlights

- 50,000 sf available for lease/sale, expandable to 100,000 sf
- Class A New Construction, clerestory windows throughout for natural light
- Use of pre-cast panels provides a well-insulated interior space and flexibility to customize based on the user's requirements and localized operations
- 1 dock door, 1 drive-in (punchouts for more) plan allows for multiple dock doors
- Flexible layout and options for customizing space buildout based on Tenant Requested Improvements
- 3 Phase Power, Natural Gas Available
- Additional land parcels available
- Located in an Industrial Business Park setting, planned rail access (CSX)
- Offices, finishes, and building infrastructure (ie: lights, compressed air, HVAC, etc.) are build to suit with potential incentives and tax credits available

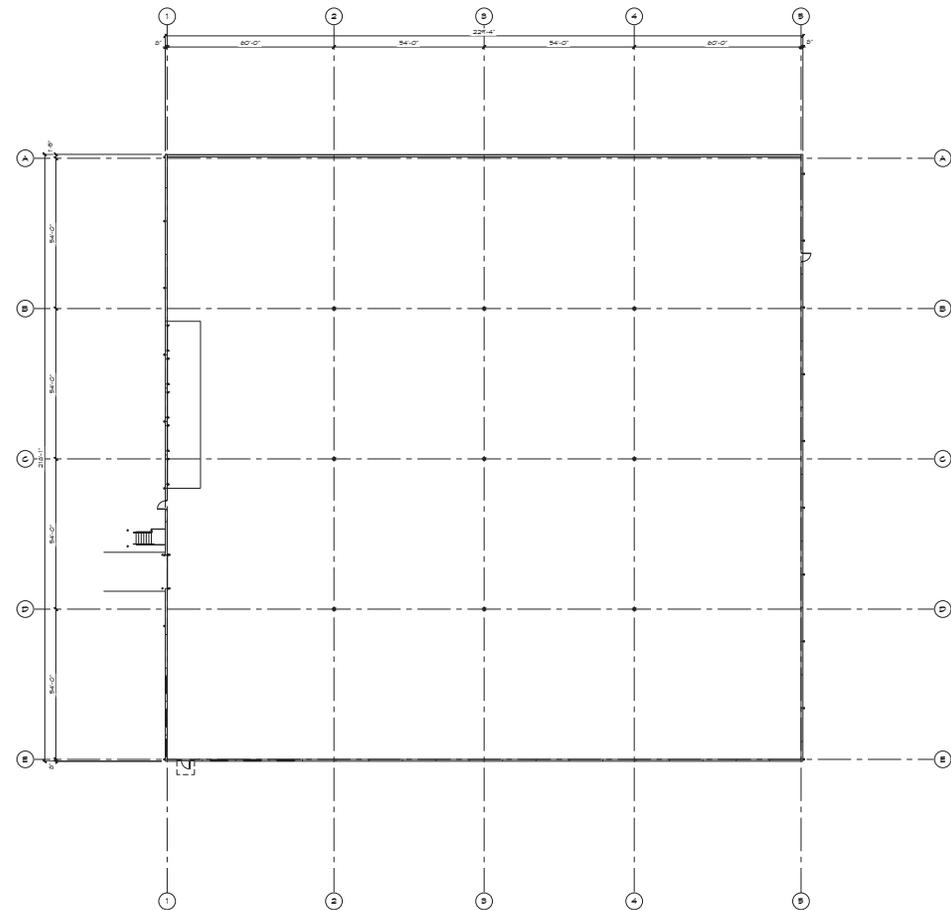


GCBC SPEC BUILDING III - SPECS

Property	GCBC Spec Building III (Lot 3)
Physical Address	259 Technology Drive Andrews, SC 29510
Construction Status	Speculative New Construction - Completed
Total Site Area	9.46 acres (Lot 3)
Site is Expandable	Yes
No. of Buildings on Site	1
Gross Building Area	50,000 sf
Expandable To	+/-100,000 sf
Tenancy	Single
Year Built	2018
Construction Type	Tilt-Up Concrete
Building Dimensions	218'1" x 229'4"
Column Spacing	54' x 54'
Building Slab/Foundation	6"
Clear Heights	26'
Loading Docks	1, Option for more
Drive In Bays	1, Option for more
Office Area	To Suit
HVAC	To Suit
Parking Spaces	To Suit
Additional Land Available	Yes



FLOOR PLAN

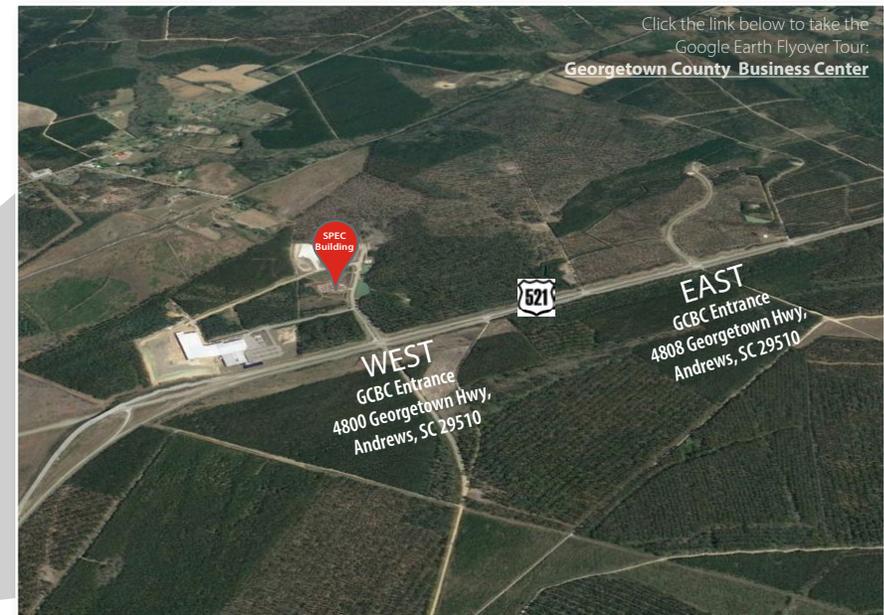
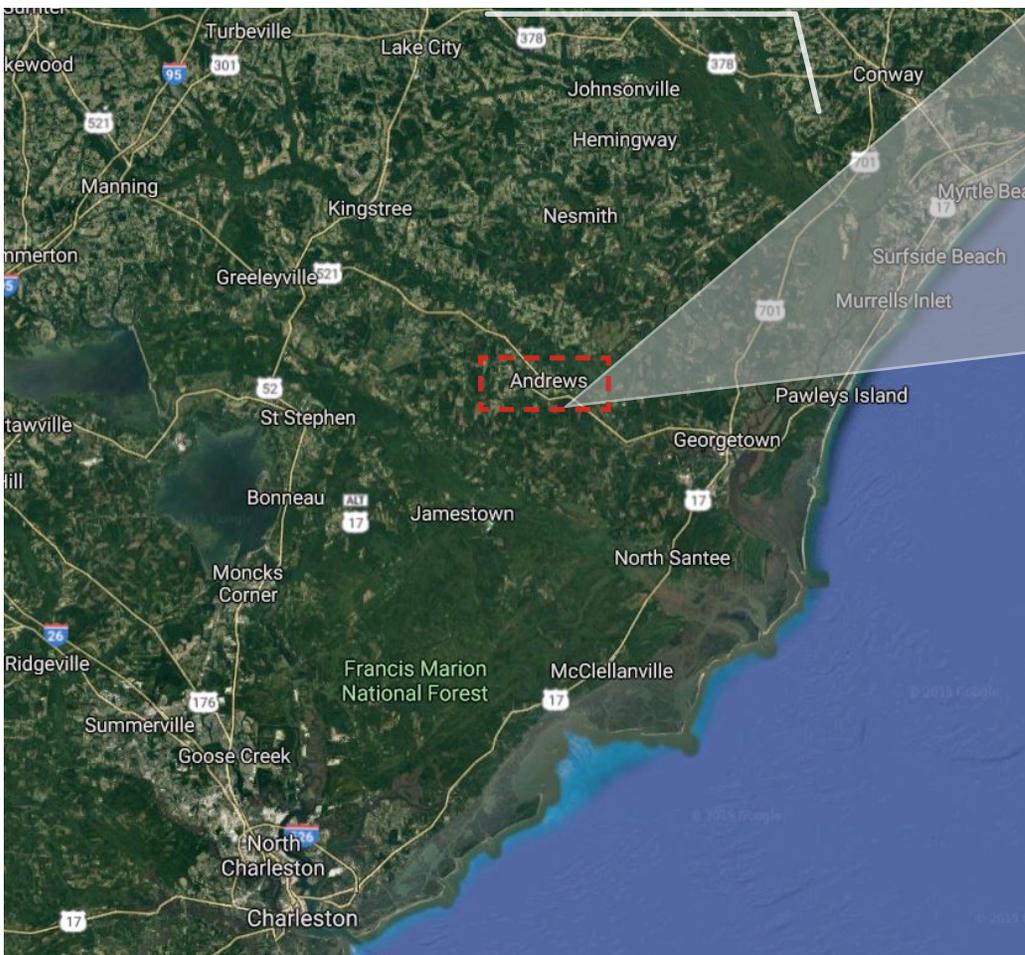


SAMET CORPORATION  
FLOOR PLAN  
SCALE: 1/8"=1'-0"  
#1562 NFP



Georgetown County Business Center is located in Andrews, South Carolina.

- Less than 17 miles to the Port of Georgetown
- Less than 60 miles to the Port of Charleston



Click the link below to take the  
Google Earth Flyover Tour:  
[Georgetown County Business Center](#)

**Nearest International Airport**  
Charlotte Douglas International  
(173.00 Driving Miles)

**Rail Access**  
CSX Transportation  
(Planned)

**Commercial Airport**  
Myrtle Beach International  
(48.00 Driving Miles)

**Interstate**  
I-95 (49.00 Driving Miles)

**Intermodal Facility**  
CSX Charleston  
(62.00 Driving Miles)

**Port**  
Georgetown  
(16.80 Driving Miles)

**Road Servicing Building**  
US Hwy 521 (4 Lanes)



"An hour north of Charleston, Pawleys Island, South Carolina is surrounded by a beautiful ocean, inlets, rivers, and marshes providing our employees and their families with an incredible outdoor quality of life."

-STELLA MERCADO (PRESIDENT/CEO OF MERCOM CORPORATION)

[www.SeeGeorgetown.com](http://www.SeeGeorgetown.com)



**GEORGETOWN COUNTY, SC**  
**"NOT YOUR TYPICAL COASTAL COUNTY"**

"Getting to market efficiently is a prime focus for our economic development team. Georgetown County has pad ready sites, a spec building in progress and several industrial and technical parks to choose from."

-BRIAN TUCKER, DIRECTOR OF ECONOMIC DEVELOPMENT FOR  
 GEORGETOWN COUNTY  
[www.SeeGeorgetown.com](http://www.SeeGeorgetown.com)

**Conditions and Disclosures**

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee/Buyer.

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**Agency**

Avison Young is granted by Owner the sole and exclusive right to lease or sale the real property. Avison Young represents the Owner. Refer to the **South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.**

**Offering Process**

Avison Young is pleased to present **Georgetown County Business Center (GCBC) located in Andrews, South Carolina.** Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. For details on Georgetown County and Economic Development incentives, contact **Georgetown County Economic Development Director, Brian Tucker at 843.655.2312 or via email at btucker@gtcounty.org.**



Thank you.

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**AVISON  
YOUNG**

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BEST  
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COMPANIES**

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Platinum member

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