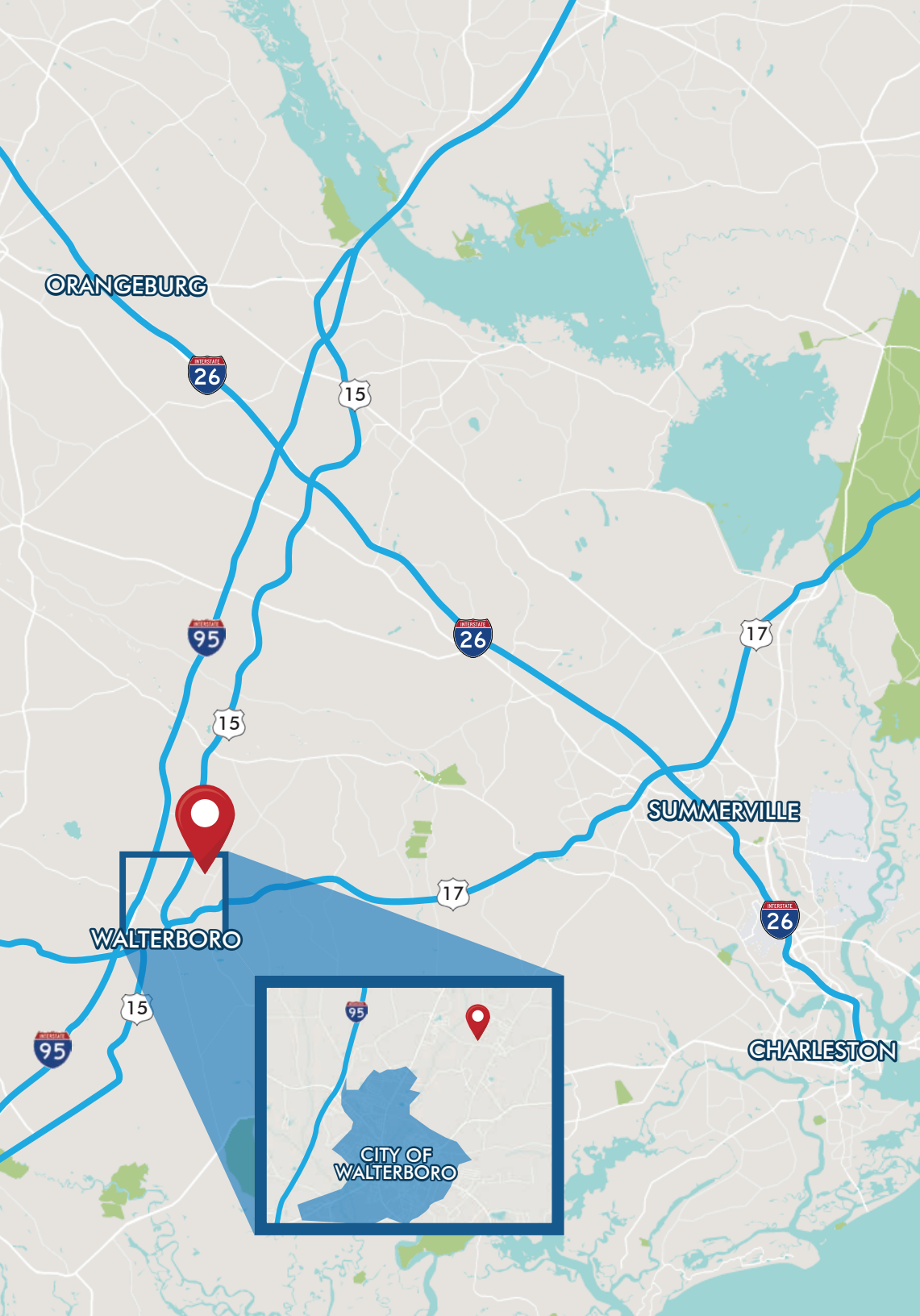


FOR SALE OR LEASE

305,223 SF
MANUFACTURING FACILITY

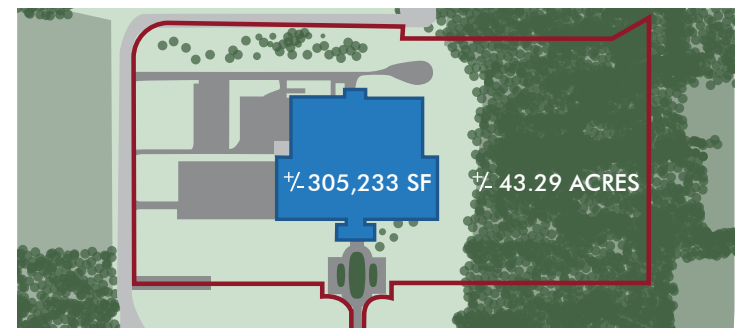


1497 INDUSTRIAL RD, WALTERBORO, SC 29488



PROPERTY SPECIFICATIONS

SIZE	305,223 SF
PARCEL	132-00-00-262.000 132-00-00-264.000
SITE	+/- 45 Acres
YEAR BUILT	1966
RENOVATED	2012
AUTO PARKING	Approx. 3 Acres
LIGHTING	LED/Metal Halide/Fluorescent
CONSTRUCTION	Walls: Block/Brick Construction
FLOORS	6" Concrete Slab
ROOF	Membrane - Varying Ages
CLEAR HEIGHT	Manufacturing Area: 14' Warehouse Area: 21'-33'
LOADING	(6) 8' x 9' Dock Doors (1) 10' x 14' Drive-In Door
SPRINKLERS	100% Wet
POWER	10.5MVA Capacity serving on-site substation <ul style="list-style-type: none">• Switch Gear feeds 4,160v to 6 transformers.• (2) 480v – transformers• (3) 575v- transformers• (1) 380v - transformer
NATURAL GAS	6" - Dominion Energy
SEWER	12" Force Main - City of Walterboro
WATER	12" - City of Walterboro

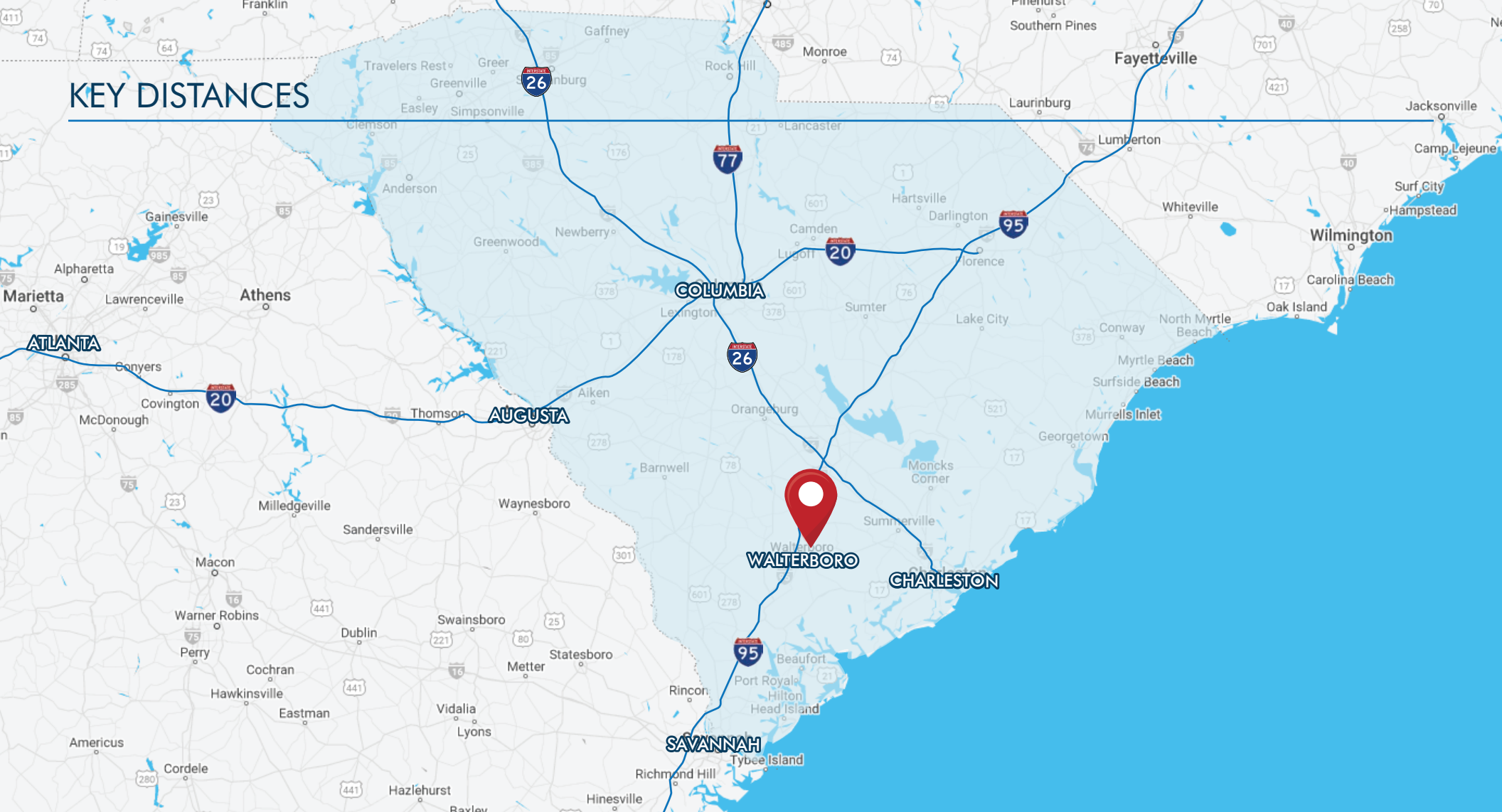


FLOOR PLAN



*Office Building not shown

KEY DISTANCES



Port of Charleston: 52 miles
Port of Savannah: 74 miles



Lowcountry Regional Airport: 4 miles
Charleston International Airport: 41 miles
Savannah/Hilton Head International: 74 miles
Columbia Metropolitan Airport: 88 miles



INTERSTATE-26: 36 miles
INTERSTATE-77: 84 miles
INTERSTATE-20: 93 miles

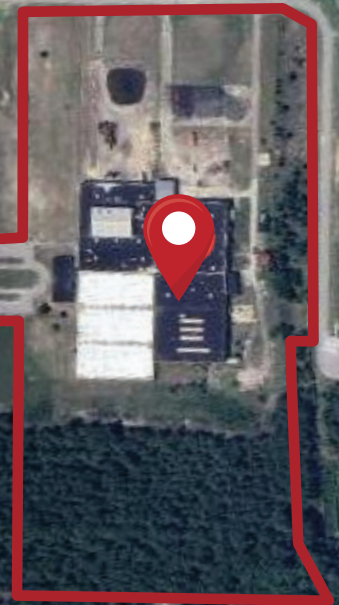
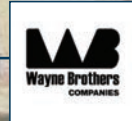
COLLETON COUNTY



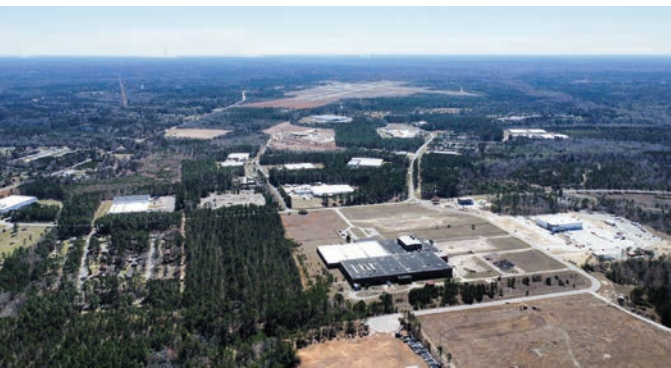
Walterboro is positioned at the gateway to the South Carolina Lowcountry, in the middle of a triangle formed by Charleston, Savannah, and Columbia. Whether your business relies on the easy movement of goods, services, or people, a Walterboro location makes things simple. Our market access is outstanding, with proximity to major interstates, international and regional airports, and two of the nation's leading ports.

(www.walterborosc.org)

SURROUNDING INDUSTRIES



PROPERTY PHOTOS





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