



WAREHOUSE FOR LEASE

1892 Greeleyville Hwy
Manning, SC 29102

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**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

EXECUTIVE SUMMARY



LEASE RATE

\$4.25 PSF



COUNTY

Clarendon County



AVAILABLE SF

22,560 SF



ZONING

GC - General Commercial



VEHICLES PER DAY

SCDOT 8,700 VPD 2023



TMS

187-05-04-010-00

Estimated NNN:

Taxes: \$0.76 PSF

Insurance: \$0.44 PSF

CAM: \$0.05 PSF

PROPERTY OVERVIEW

Discover an outstanding opportunity in Manning, South Carolina—a versatile 22,560 square foot warehouse building situated on Greeleyville Hwy (U.S. Route 521 from Georgetown to Charlotte). This property is ideal for businesses seeking storage or distribution space with excellent access to nearby highways and thoroughfares. With two dock high doors and a 20ft wide by 14ft tall drive-in door, this building is a rare gem in Clarendon County. The building has an eave height of approximately 18ft and a peak roof height of approximately 22ft. The ownership also recently added a fully conditioned office and bathroom to the warehouse. 1892 Greeleyville Hwy is conveniently located just a short drive from major employers such as e-VAC, Georgia Pacific, Continental Tire, BD, Caterpillar, and is adjacent to Quality Enclosures location in Manning, SC.





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NOTES:

- 1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.
- 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: JULY 17, 2017
 JOB NO: 17161
 FIELD BOOK: D/C



S.C.S.P. (NA083)

LINE -- TABLE

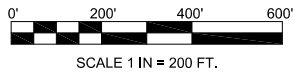
LINE	BEARING	DISTANCE
L1	S 20°49'13" W	113.01'
L2	S 20°28'45" W	181.07'
L3	S 73°01'02" E	8.01'
L4	S 20°17'17" W	150.23'
L5	N 69°28'25" W	8.14'
L6	S 20°14'08" W	69.08'
L7	S 20°22'34" W	100.09'
L8	N 71°39'57" W	125.03'
L9	N 61°48'33" W	50.38'
L10	N 71°18'32" W	123.55'
L11	N 71°31'16" W	123.62'
L12	S 21°42'41" W	114.58'
L13	N 72°19'51" W	50.31'
L14	N 21°45'31" E	140.40'
L15	N 72°09'56" W	117.42'
L16	N 72°24'19" W	29.89'
L17	N 72°03'55" W	70.03'
L18	N 72°09'39" W	100.26'
L19	N 72°11'27" W	80.33'
L20	N 72°11'27" W	19.58'
L21	N 72°20'26" W	99.94'
L22	N 72°17'23" W	99.91'
L23	S 17°47'23" W	139.93'
L24	S 17°41'47" W	138.88'
L25	S 20°23'59" W	110.68'
L26	N 18°42'33" E	603.78'
L27	N 15°19'53" E	153.68'
L28	N 17°35'05" E	514.14'
L29	N 17°44'41" E	85.58'
L30	S 56°34'33" E	207.83'
L31	S 17°44'41" W	29.24'
L32	S 20°29'44" W	101.06'
L33	N 66°59'27" W	432.67'
L34	N 53°16'21" W	30.99'

L35	N 44°07'47" W	23.07'
L36	N 50°42'49" W	78.41'
L37	N 53°43'42" W	34.00'
L38	N 47°59'27" W	17.98'
L39	N 47°04'19" W	22.75'
L40	N 48°50'29" W	22.56'
L41	N 42°55'16" W	23.41'
L42	N 36°26'56" W	16.58'
L43	N 39°04'40" W	17.52'
L44	N 17°50'54" W	19.21'
L45	N 03°09'20" W	14.88'
L46	N 22°24'23" E	16.87'
L47	N 20°25'26" E	25.74'

CURVE -- TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	129.41'	30.00'	124°08'57"	S 17°43'55" W	49.99'

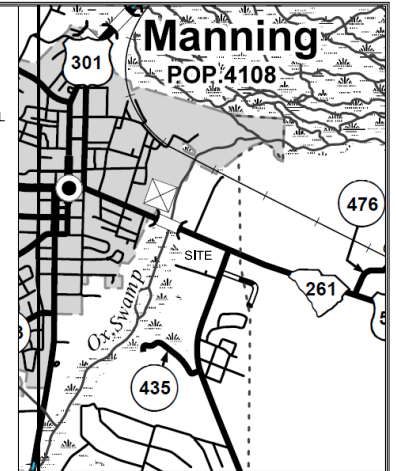
- TAX MAP No. 187-06-02-025-00
 TAX MAP No. 187-06-02-027-00
 TAX MAP No. 187-06-02-026-00
 TAX MAP No. 187-05-04-010-00
 TAX MAP No. 187-05-03-010-00
 TAX MAP No. 187-05-01-022-00
 TAX MAP No. 187-05-01-001-00



LEGEND

- WM - WATER METER
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- CATV - CABLE TV PEDESTAL
- PP - POWER POLE
- PH - TELEPHONE PEDESTAL

- PLAT REFERENCES:
 PLAT BOOK 12 PAGE 1
 PLAT BOOK 53 PAGE 5
 PLAT BOOK 39 PAGE 76
 PLAT BOOK 25 PAGE 58
 PLAT BOOK 29 PAGE 133
 PLAT BOOK 53 PAGE 2
 PLAT BOOK 94 PAGE 7



LOCATION MAP - NOT SCALE

- (A5) JANNIE MAE CHINA
C/O ELLA GIBSON
TM# 187-05-01-005-00
- (A6) DALE S. & RHONDA R.
WINDHAM, JTWS
TM# 187-05-01-006-00
PB. 43 PG. 375
- (A7) ALFREDA C. RAGIN
TM# 187-05-01-007-00
PB. E1074 PG. 7
- (A8) FRANCINE DALMEUS
TM# 187-05-01-008-00
PB. S-50 PG. 305
- (A9) SONYA BRAND
TM# 187-05-04-007-00
PB. 1007 PG. 2
- (A10) TRINITY HOMES, INC.
TM# 187-05-03-009-00
PB. 34 PG. 87
- (A11) MILE & REYNOLDS, INC.
TM# 187-05-03-011-00
DB. 403 PG. 294
- (A12) CLARENDON COUNTY DISABILITIES
& SPECIAL NEEDS BOARD
TM# 187-05-03-002-00
PB. 24 PG. 165
- (A13) CHARLES GEORGE & AMY
JOAN KLEIN
TM# 187-05-03-001
PB. S-43 PG. 541
- (A1) WINSTON & BOBBIE BEHARRIE
TM# 187-05-01-009-00
DB. 436 PG. 16
- (A2) TONYA RICHBURG
TM# 187-05-01-002-00
PB. 34 PG. 87
- (A3) DIANE F. BLANDING
TM# 187-05-01-003-00
PB. S-51 PG. 43
- (A4) CHRISTINA BLANDING
TM# 187-05-01-004-00
PB. 34 PG. 87

SOUTH CAROLINA	CLARENDON COUNTY	SCHOOL DISTRICT 2
SURVEYED FOR:		
RAND HOLDING, LLC.		
PLAT OF A DIVISION OF SEVEN TRACTS, SHOWN AS PARCELS A,B,C,D,E,F & G ON THIS PLAT.		
MATHIS & MULDROW LAND SURVEYING, INC. 13 WEST BOYCE STREET, MANNING, S.C. 29102 OFFICE (803) 435-2425 EMAIL: MCBRIDE@FTC-I.NET		
	I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.	
IS THIS PROPERTY IN AN F.L.A. DESIGNATED FLOOD HAZARD AREA? PARTIALLY FIRM MAP NUMBER: 45027C0254C EFFECTIVE DATE AUGUST 19, 2013.		

MAJOR EMPLOYERS



Sumter, SC

- Continental
- BD
- SOLAR AMERICA
- HODGES TRUCKING COMPANY
- Pilgrim's
- CATERPILLAR
- Thompson
- interlake
- Thompson
- MECALUX
- KAYDON
- Sumter Easy Home, LLC
- EATON
- AMERICOLD
- SKF
- EMS
- VAC
- VACUUMSCHMELZE

Alcolu, SC

- GP Georgia-Pacific

Kingstree, SC

- UPI United Phosphorus, Inc.
- SOLMAX
- VALLEY FORGE The Greatest Name On Flags
- DSM BRIGHT SCIENCE. BRIGHTER LIVING

Summerton, SC

- ECA

Manning, SC

- Quality Enclosures
- WESCO



SITE

- I-95: 3 Miles
- Route 261: 2.2 Miles
- Route 301: 1 Mile
- Route 378: 18 Miles
- Route 15: 10 Miles
- Hwy 52: 17 Miles







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WAREHOUSE FOR LEASE

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