



THE **LITCHFIELD**
COMPANY REAL ESTATE
— COMMERCIAL —

3548 MARIE ST. COMMERCIAL MULTI-
PURPOSE BUILDING ON 1.02 ACRES



FOR SALE \$529,000

Cal Bruner

803-535-6208

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Libby Bryant

803-535-6254

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Building 1

- MULTI-USE BUILDING W/ 5 OFFICES
- 1 BAY DOOR (10'X9')
- 3748 SQ FT.-
OFFICE- 2648 SQ. FT.
WAREHS - 1100 SQ. FT.
- CENTRAL HEAT/AIR IN OFFICE AREA
- 3 RESTROOMS
- FULL BATH/SHOWER IN WAREHOUSE AREA
- CONFERENCE ROOM
- SECURE ENCLOSED FENCED AREA IN WRHOUSE



Building 2

- MULTI-USE BUILDING
- 1 BAY DOOR
- 820 SQ. FT.
- FENCED IN BACK AREA
- CEILING HEIGHT 10-12 FT.

CONVENIENTLY LOCATED LESS THAN 0.55 MILES FROM I-26 (EXIT 145)



PROPERTY DESCRIPTION

- Total SF: 3748
- TMS: 0180-09-03-004.000
- Lot Size: 1.02 Acres
- Plentiful Parking
- Year Built: Early 1987
- Zoning: Commercial



Aerial

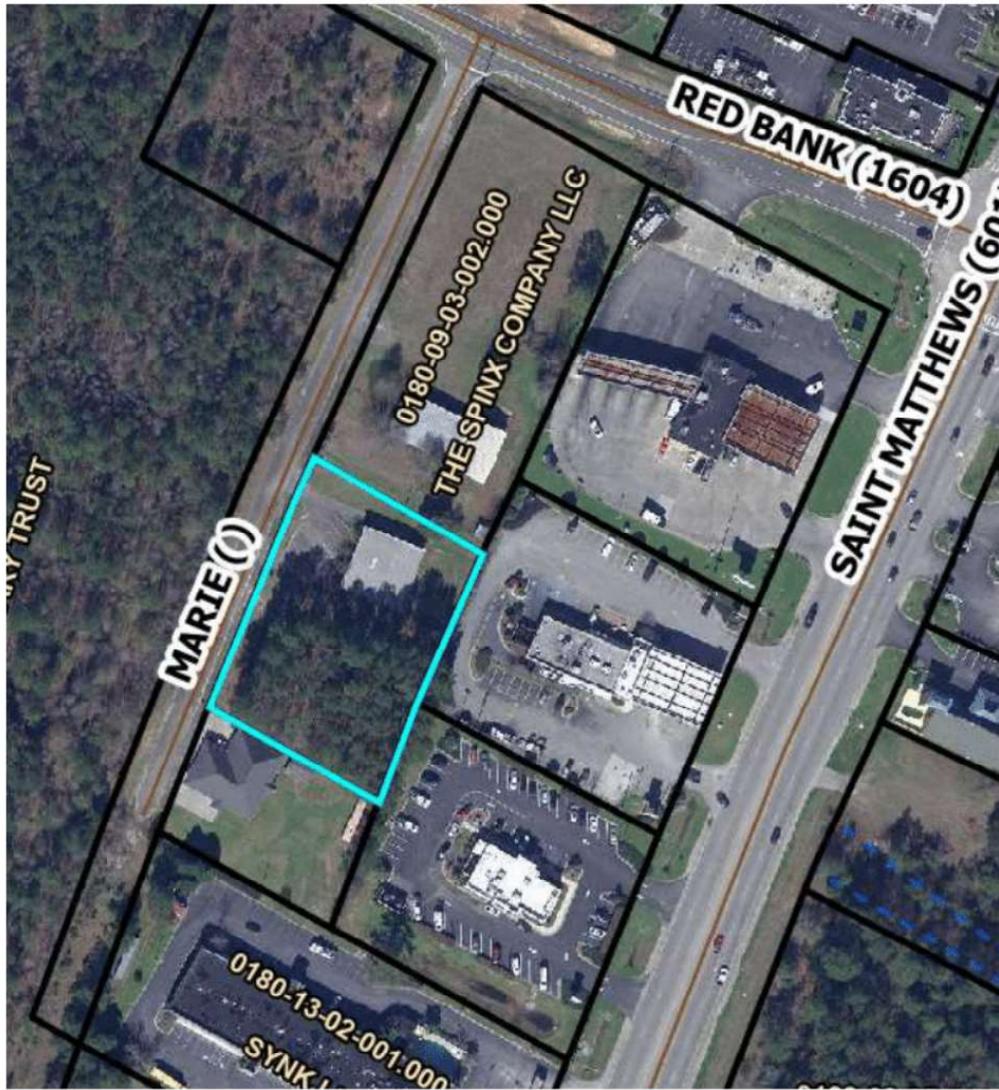
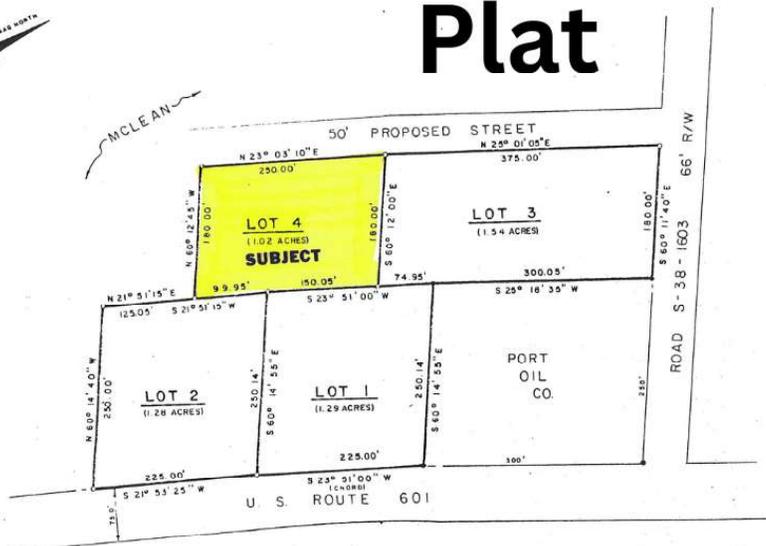


Exhibit B

Plat



64-86

A PLAT
OF
FOUR LOTS
STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
ORANGE TOWNSHIP

NORMAN MCLEAN

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS AT LEAST 1/27500 AS SHOWN HEREIN AND THE AREA WAS OBTAINED BY QUO METRO OF AREA CALCULATION

RICHARD L. STRIDMAN
S.C. REG. 11,100,3386
EDISTO SURVEYORS, INC.
ORANGEBURG, SOUTH CAROLINA

REFERENCE:
A PLAT FOR POWER OIL CO., INC. BY EDISTO SURVEYORS, INC.
DTD SEPTEMBER 17, 1984

DATE: OCTOBER 24, 1988

