

BUILD-TO-SUIT SITES

@ I-95 MEGASITE IN DILLON COUNTY, SC



ADJACENT TO INTERCHANGE EXIT 190
OFF INTERSTATE 95, DILLON, SC



155 +/- ACRES AVAILABLE TO SUBDIVIDE

INFRASTRUCTURE + BENEFITS



Industrial electric rates lower than national average
100% renewable electric available



31.2 miles to Florence Regional Airport



Adjacent to Interstate 95



29 miles to Interstate 20



Dillon County
SOUTH CAROLINA
ECONOMIC DEVELOPMENT



BUILD-TO-SUIT SITES

@ I-95 MEGASITE IN DILLON COUNTY, SC



ADJACENT TO INTERCHANGE EXIT 190
OFF INTERSTATE 95, DILLON, SC



BRIAN NASH
SENIOR VICE PRESIDENT
(864) 415-2039
bnash@marlborodevelopment.com

KYLE EDNEY
EXECUTIVE VICE PRESIDENT
(828) 243-3142
kedney@marlborodevelopment.com

BUILD-TO-SUIT SITES

@ I-95 MEGASITE IN DILLON COUNTY, SC



SITE PLAN: W FAIRFIELD RD, DILLON COUNTY, SC
34.40705, -79.42571



PROPERTY INFORMATION

AVAILABLE SITES:	SITES RANGE FROM 10 TO 50 ACRES
BUILDING SIZES:	SITES ACCOMODATE FROM 100,000 SF TO 550,000 SF
INFRASTRUCTURE:	FULLY SERVED WITH ALL UTILITIES
PROXIMITY:	LESS THAN 1 MILE TO I-95, EXIT 190, & 5 MILES TO INLAND PORT DILLON



BUILD-TO-SUIT SITES

@ I-95 MEGASITE IN DILLON COUNTY, SC



SITE PLAN: CALDWELL DR, DILLON COUNTY, SC
34.42709, -79.42237



PROPERTY INFORMATION

AVAILABLE SITES:	SITES RANGE FROM 10 TO 60 ACRES
BUILDING SIZES:	SITES ACCOMODATE FROM 100,000 SF TO 300,000 SF
INFRASTRUCTURE:	FULLY SERVED WITH ALL UTILITIES
PROXIMITY:	LESS THAN 1 MILE TO I-95, EXIT 190, & 5 MILES TO INLAND PORT DILLON



BUILD-TO-SUIT SITES

@ I-95 MEGASITE IN DILLON COUNTY, SC



ADJACENT TO INTERCHANGE EXIT 190
OFF INTERSTATE 95, DILLON, SC



LOCATION OF PROPERTY



SHIPPING PORT



INTERNATIONAL AIRPORT



BRIAN NASH

SENIOR VICE PRESIDENT
(864) 415-2039
bnash@marlborodevelopment.com

KYLE EDNEY

EXECUTIVE VICE PRESIDENT
(828) 243-3142
kedney@marlborodevelopment.com