



For sale: Heavy power manufacturing facility in Clarendon County

# 1000 Bicycle Way

MANNING | SOUTH CAROLINA

AVISON  
YOUNG



# Contacts

---

## Alex Irwin

Senior Vice President  
Charleston, South Carolina  
+1 843 637 5013  
[alex.irwin@avisonyoung.com](mailto:alex.irwin@avisonyoung.com)

## Don Lewis

Associate  
Charleston, South Carolina  
+ 1 901 626 7943  
[don.lewis@avisonyoung.com](mailto:don.lewis@avisonyoung.com)

## Gray Wilson

Associate  
Charleston, South Carolina  
+1 803 608 5688  
[gray.wilson@avisonyoung.com](mailto:gray.wilson@avisonyoung.com)

Avison Young - South Carolina, Inc.  
40 Calhoun Street, Suite 350  
Charleston, SC 29401

[avisonyoung.com](http://avisonyoung.com)





# Property summary

Property Address:	1000 Bicycle Way, Manning, SC 29102
County:	Clarendon County
TMS:	188-00-02-008-00
Property Size:	52.6 acres
Location:	Directly off Hwy 521, 1.5 mi east of downtown Manning, 4 miles from I-95
Date of Construction:	1995
Construction Type:	Brick
Ceiling Height:	21'-28'
Column Spacing:	29.2' x 39.2'
Roof:	TPO membrane (2019)
Floor Thickness:	6" concrete
Warehouse Lighting:	Motion high bay LED
Sprinkler System:	Wet System
Loading Docks:	9 dock-high doors (5 with load levelers)
Drive in Doors:	3 grade-level roll-up doors
Rail:	Adjacent to CSX line
HVAC:	Office, Assembly
Gas:	Suburban
Water:	City of Manning
Sewer:	City of Manning
Power:	Duke Energy



\$

10.7 mil

SALE PRICE



52.6 acres

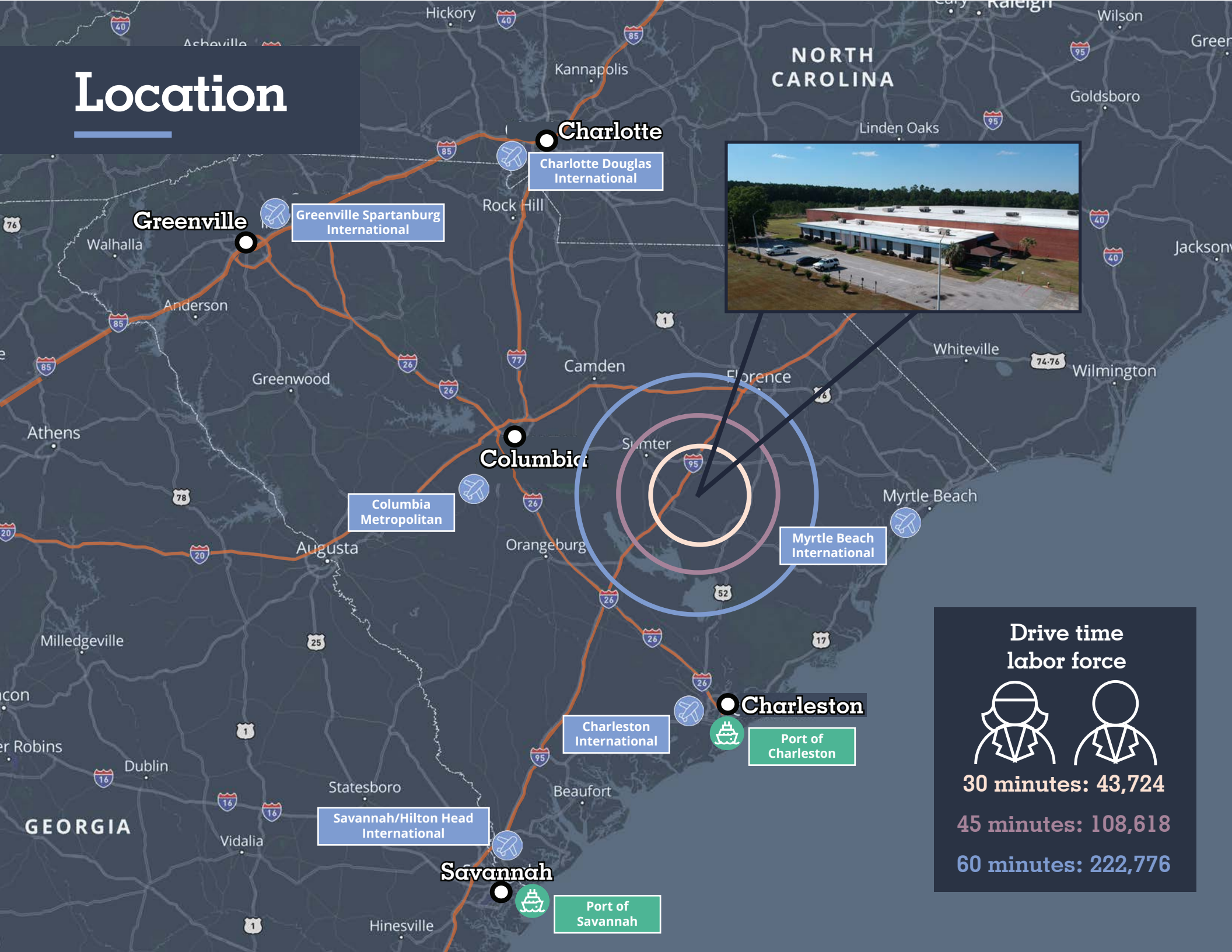
LOT SIZE



204,000 sf

BUILDING SIZE

# Location



## Drive time labor force



**30 minutes: 43,724**

**45 minutes: 108,618**

**60 minutes: 222,776**





## Multiple-port access

Port of Savannah | 134 miles

---

Port of Charleston | 91 miles

## Transportation access

US 21 | 80 miles

I - 95 | 4 miles

---

Hilton Head/Savannah International Airport (SAV)  
133 miles

Charleston International Airport (CHS)  
83 miles

## Close proximity to major manufacturers



**HONDA**



**Westinghouse**



**LUMBER**



# Economic incentives

The state of South Carolina believes in securing its economic future by offering robust economic incentives such as low taxes to attract businesses. These incentives help keep business operating costs low, allowing companies to reinvest in our state. South Carolina offers local incentives through its economic development department along with its regional partners and service providers.

Manning, SC is located in **Tier III Clarendon County**, which offers top-tier state incentives for businesses creating at least 10 new full-time jobs. These include significant job tax credits spread over five years and enhanced benefits if located in a Multi-County Industrial Park. Service-based businesses may qualify with 25–175 jobs depending on conditions. These incentives make Manning a cost-effective and strategic choice for expansion.

## South Carolina economic incentives for business

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure

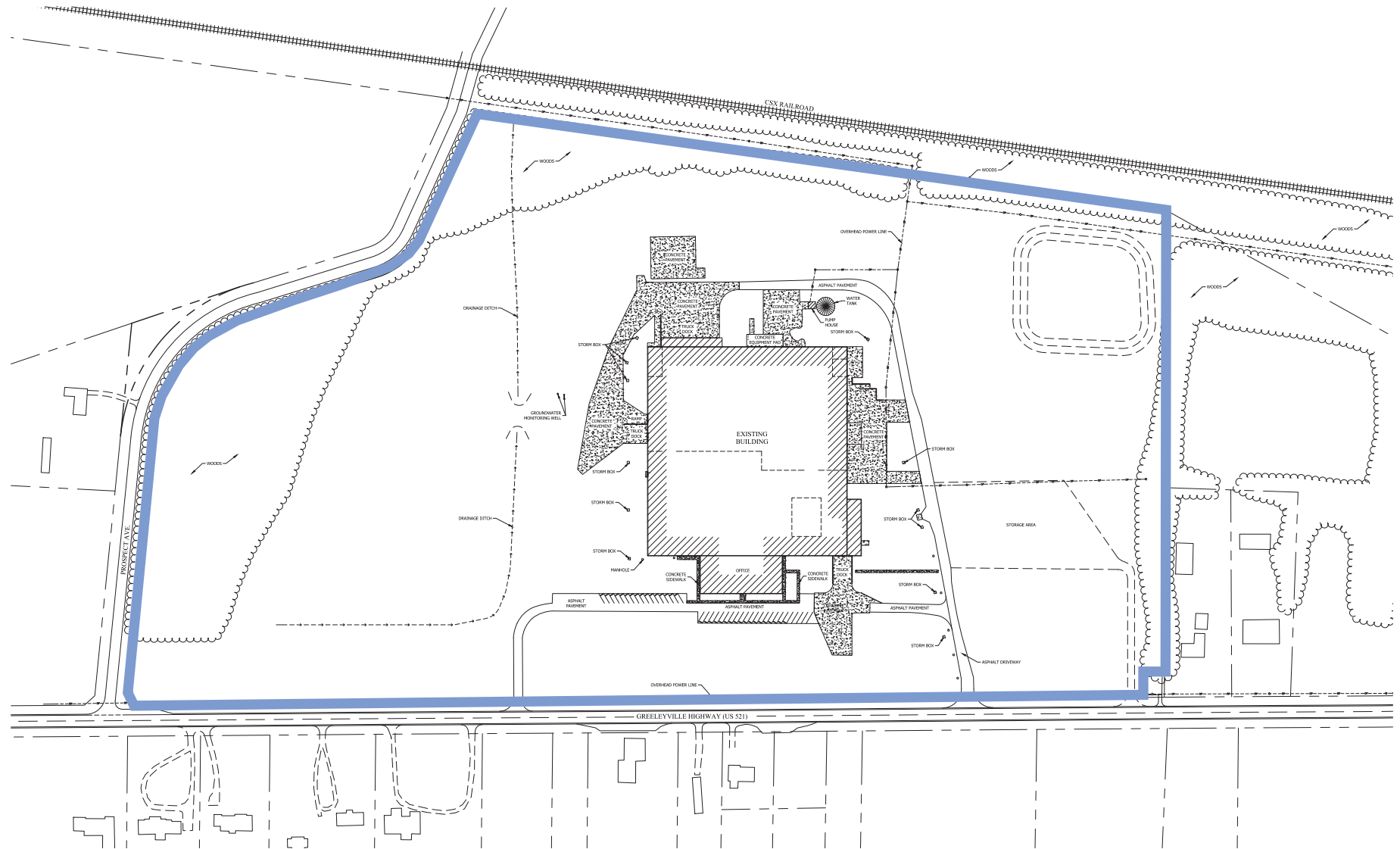
## Why South Carolina?



Check out the  
advantages



# Site plan



# Floorplan

## Warehouse

- ±106,046 sf
- 21' beam
- 24' ceiling

## Warehouse loading areas

- 7 dock-high doors with levelers

Column spacing  
29'x39'

## Assembly

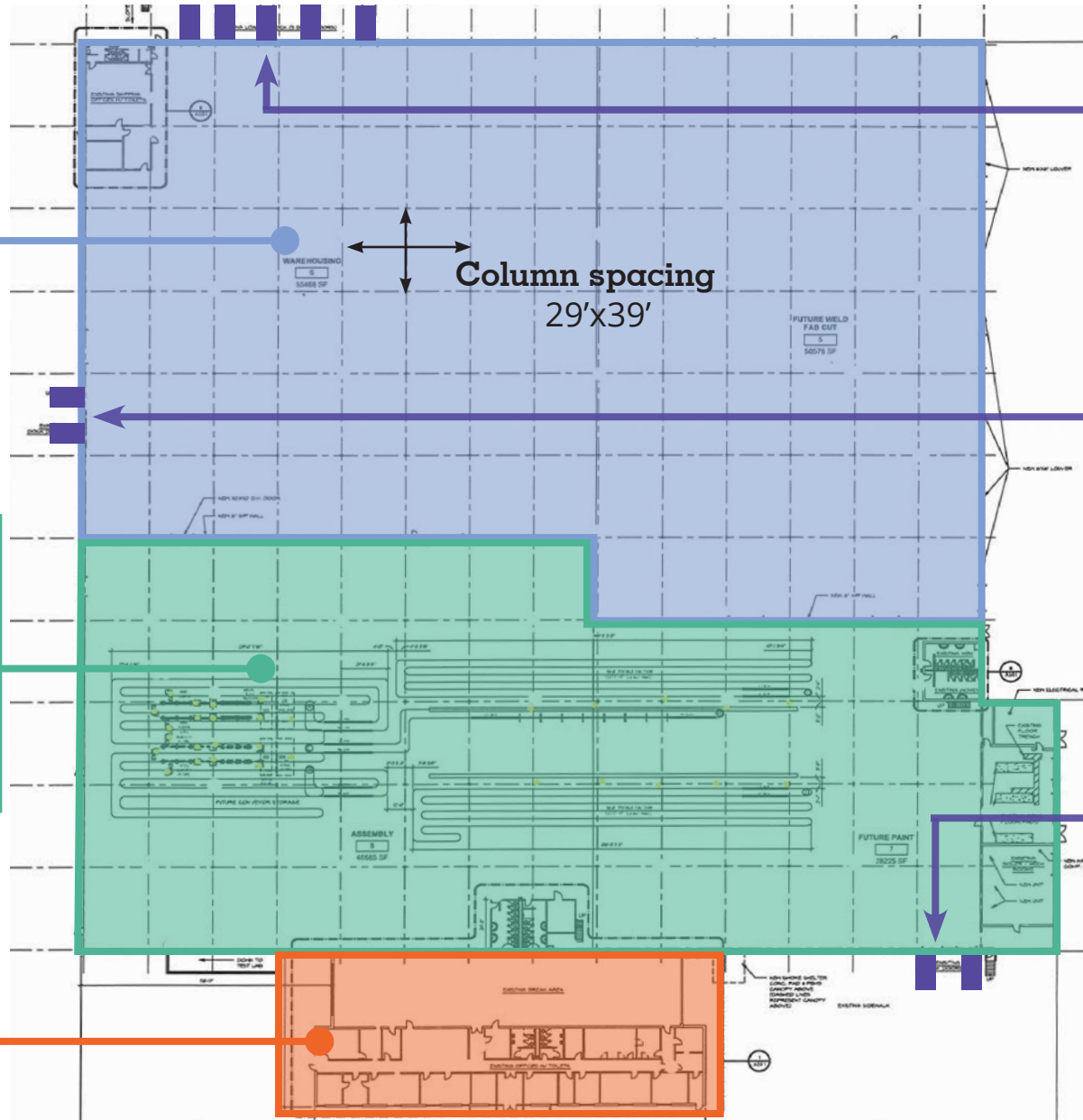
- ±74,910 sf
- Conditioned
- 11' to conveyor gate
- 19.8' to beam
- 24' to ceiling
- 28' to middle of assembly

## Assembly loading area

- 2 dock-high doors with levelers

## Office area

- ±15,000 sf
- Conditioned
- 12 offices
- Large breakroom

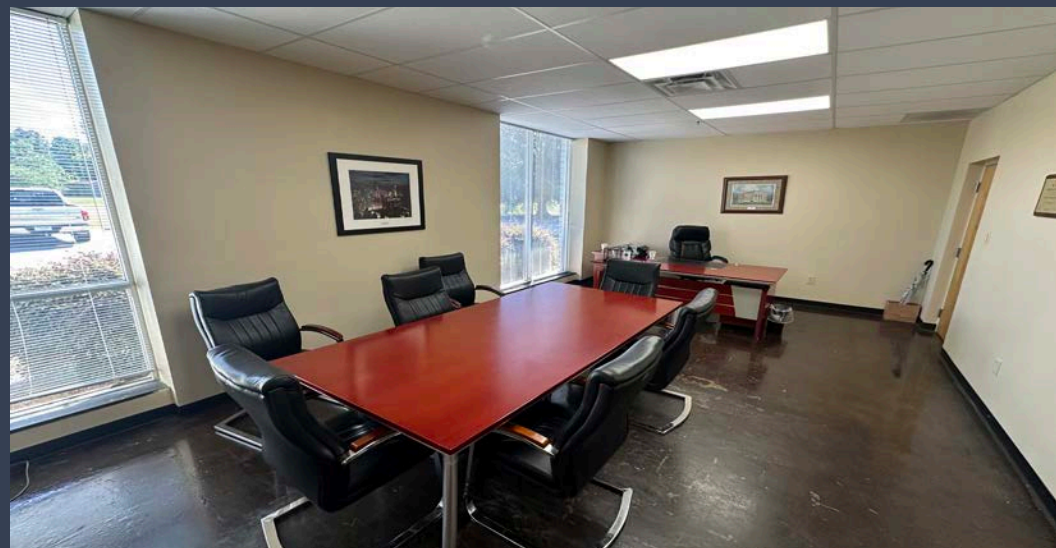
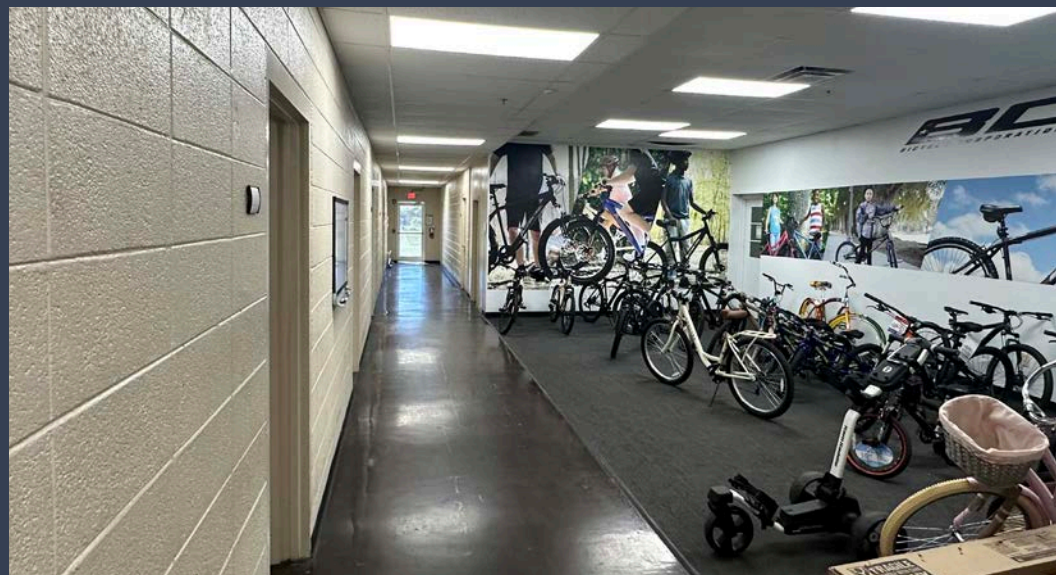




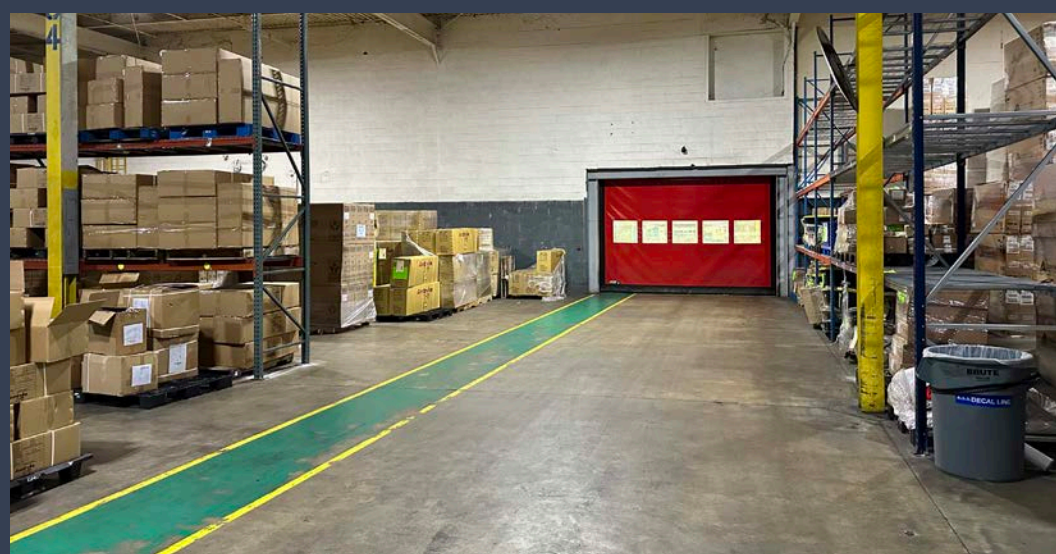
# Site photos















# Get in touch

## Alex Irwin

Senior Vice President  
Charleston, South Carolina  
+1 843 637 5013  
[alex.irwin@avisonyoung.com](mailto:alex.irwin@avisonyoung.com)

## Don Lewis

Associate  
Charleston, South Carolina  
+ 1 901 626 7943  
[don.lewis@avisonyoung.com](mailto:don.lewis@avisonyoung.com)

## Gray Wilson

Associate  
Charleston, South Carolina  
+1 803 608 5688  
[gray.wilson@avisonyoung.com](mailto:gray.wilson@avisonyoung.com)

Visit us online  
[avisonyoung.com](https://avisonyoung.com)

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

