

# South Carolina Available Industrial Building



## Gwinnet 103,020 Sq. Ft. Moncks Corner

**Location:** 164 Spring Grove Drive  
Moncks Corner, SC  
Berkeley County

**Building Area:** 950 Sq. Ft. Office  
102,070 Sq. Ft. Mfg./Whse.  

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103,020 Sq. Ft. Total

**Year Built:** 1981

**Condition:**

**Construction** **Floor:** 6" Concrete  
**Walls:** Insulated Metal  
**Roof:** Insulated TPO  
**Columns:** 50'x25'

**Clear Height:** 20' at Eaves  
24' at Center

**Lighting:** Metal Halide

**Heating:** Office Only

**Air Conditioning:** Office Only

**Sprinkler:** 100% Wet

**Truck Docks:** 11 Docks Plus 2 Drive in Doors

**Site:** 10 Acres 443 Additional Acres Available

**Former Use:** Warehouse

## FOR LEASE/SALE

**Date Available:** August 1, 2007

**Lease:** Negotiable

**Sale:** Negotiable

## COMMENTS:

## UTILITIES

**Electricity:** Berkeley Electric Cooperative

**Gas:**

**Water:** Berkeley County

**Sewer:** Berkeley County, 12" Main

## TRANSPORTATION

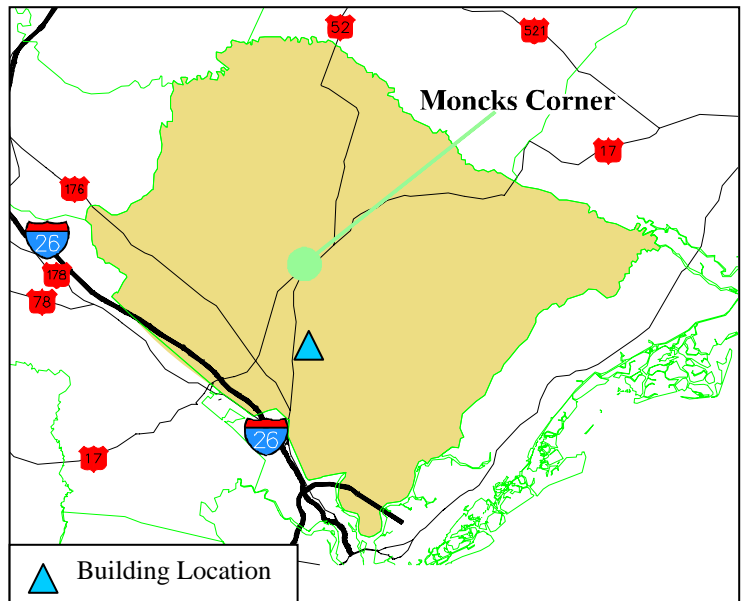
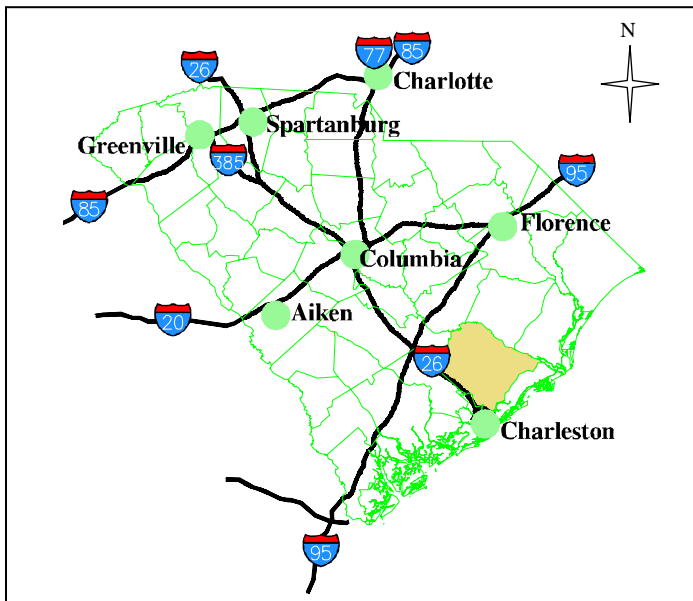
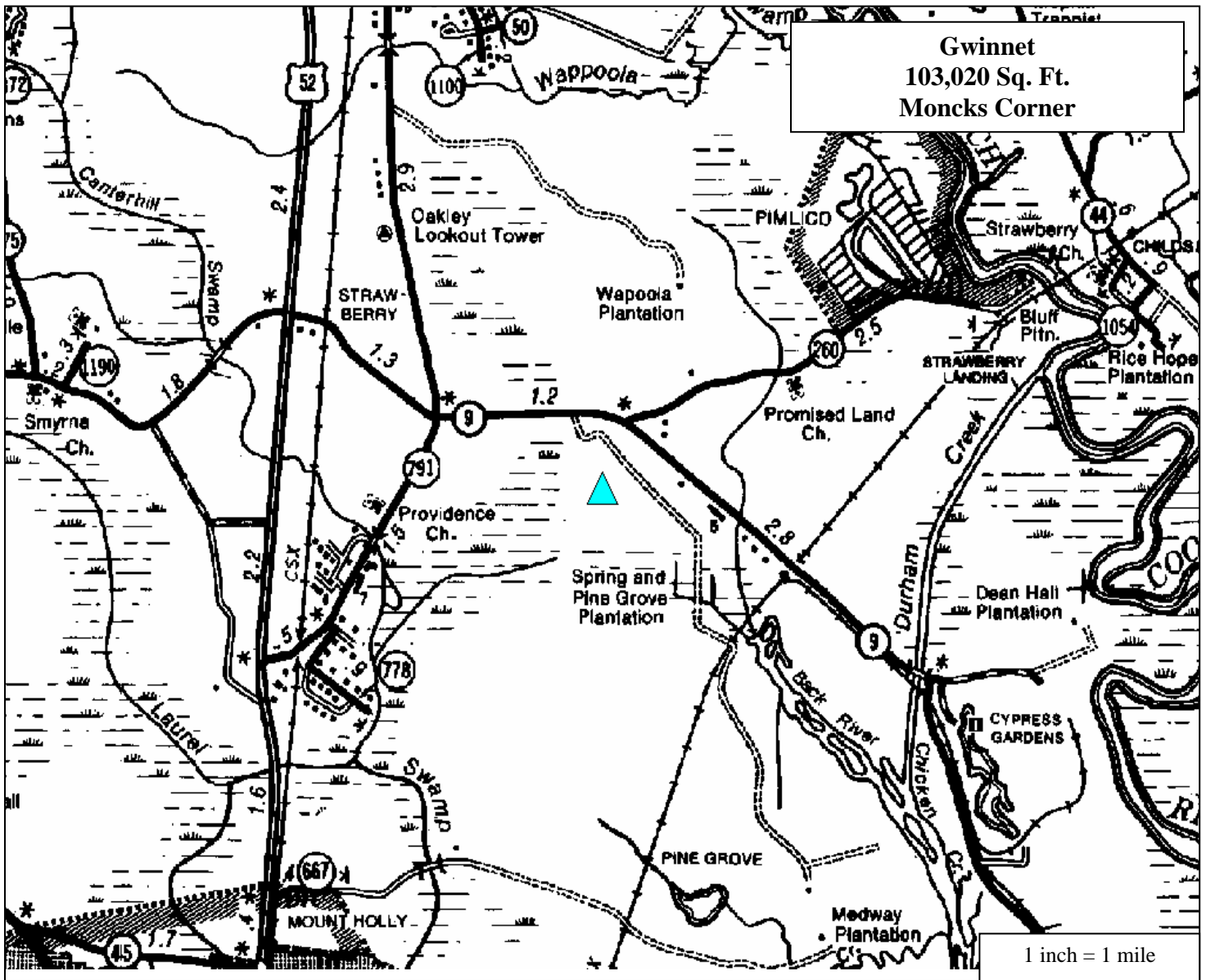
**Railroad:** CSX  
On Site

**Interstate Access:** I-26, 12 Miles  
I-95, 41 Miles

**Commercial Airport:** Charleston International  
16 Miles

### For Additional Information Contact:

SC Department of Commerce  
1201 Main Street, Suite 1600  
Columbia, SC 29201  
Tel. 803-737-0400



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**Prepared: Apr 13, 2007**