

South Carolina Available Industrial Building



Ascott Valley Commerce Center 300,000 Sq. Ft. Conway

Location:	4701 Adrian Highway Conway, SC Horry County						
Building Area:	<table border="0" style="margin-left: 20px;"> <tr> <td style="text-align: right;">300,000</td> <td>Sq. Ft. Office</td> </tr> <tr> <td style="text-align: right; border-top: 1px solid black;">300,000</td> <td>Sq. Ft. Mfg./Whse.</td> </tr> <tr> <td></td> <td>Sq. Ft. Total</td> </tr> </table>	300,000	Sq. Ft. Office	300,000	Sq. Ft. Mfg./Whse.		Sq. Ft. Total
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Year Built:	1974						
Condition:	Average						
Construction	Floor: Concrete Walls: Brick on Concrete Block Roof: Built Up Columns: 32'x40' in Main Mill						
Clear Height:	22' at Eaves in 240,000 Square Feet 24'8" at Center in 240,000 Square Feet						
Lighting:	Fluorescent						
Heating:	100%						
Air Conditioning:	100%						
Sprinkler:	100% Wet						
Truck Docks:	8 Docks Plus 2 Drive in Doors						
Site:	65 Acres						
Former Use:	Textile Yarn Manufacturing						

UTILITIES

Electricity:	Santee Cooper
Gas:	None
Water:	Grand Strand Water & Sewer
Sewer:	Grand Strand Water & Sewer

TRANSPORTATION

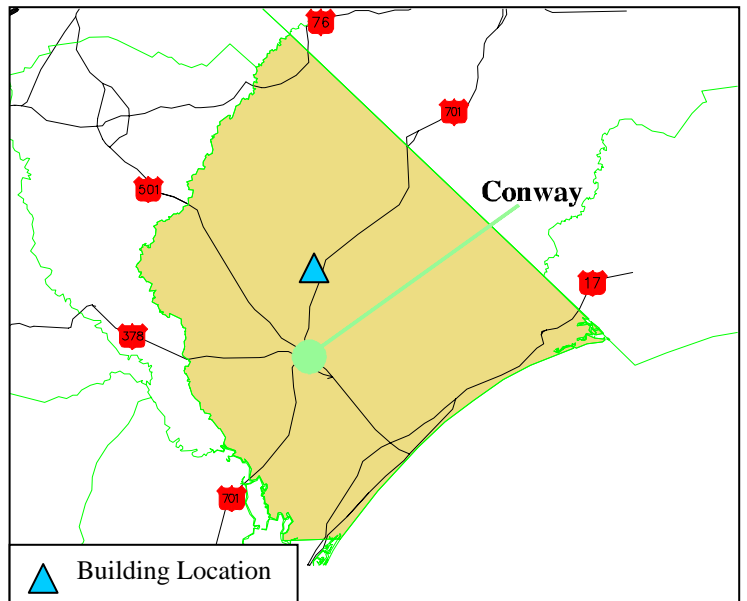
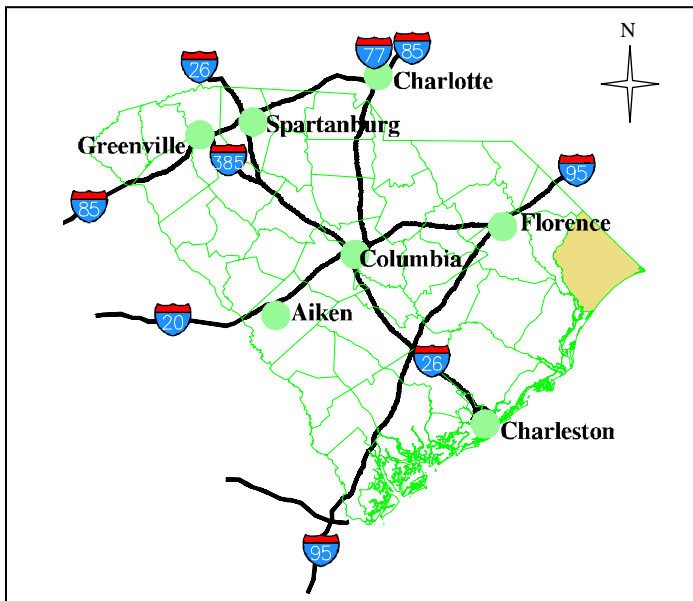
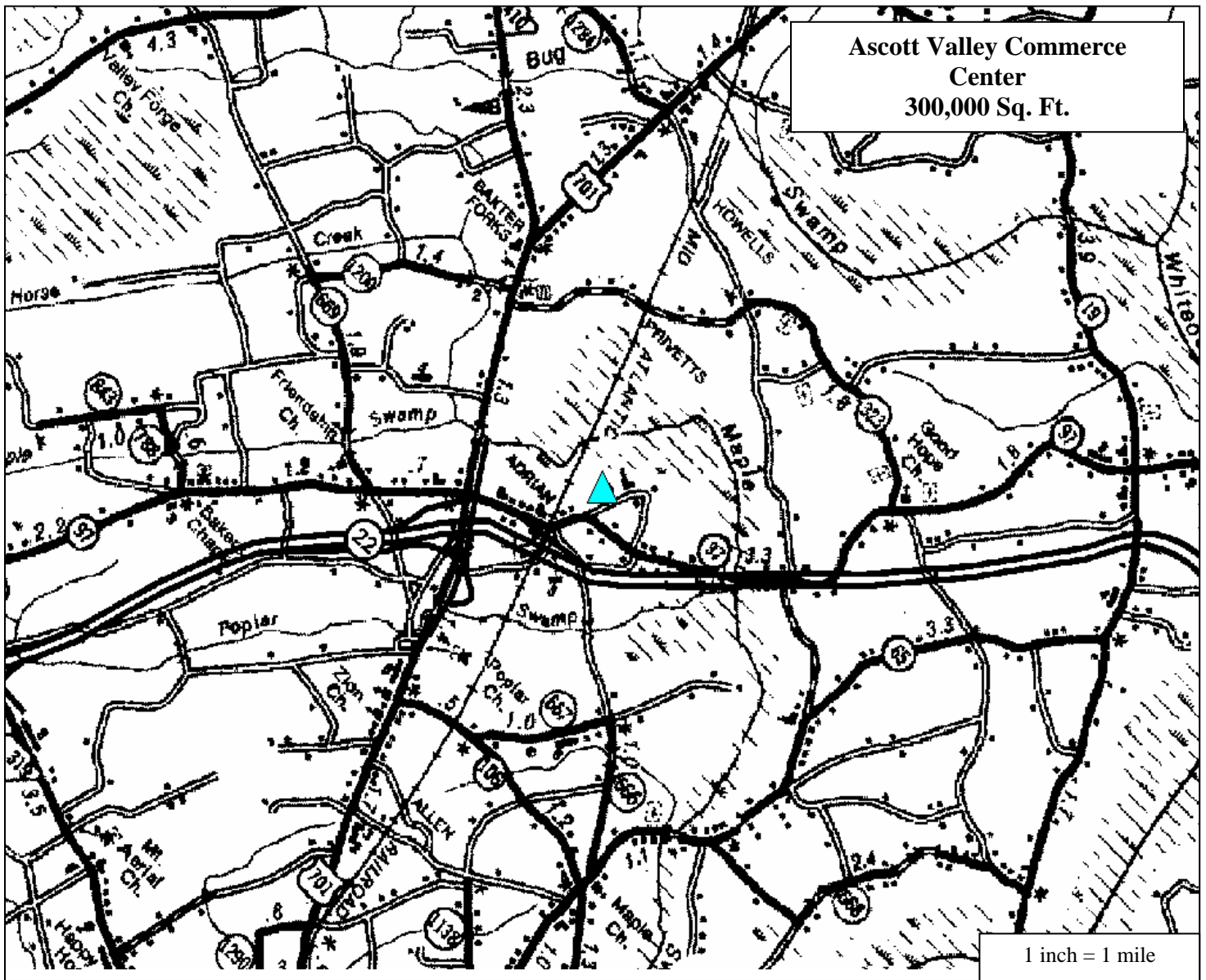
Railroad:	Carolina Southern Adjacent to Property
Interstate Access:	I-95, 45 Miles I-20, 60 Miles
Commercial Airport:	Myrtle Beach International 23 Miles

For Additional Information Contact:
 SC Department of Commerce
 1201 Main Street, Suite 1600
 Columbia, SC 29201
 Tel. 803-737-0400

FOR LEASE/SALE

Date Available:	Immediately
Lease:	Negotiable
Sale:	\$8,500,000

COMMENTS:



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Prepared: Apr 2, 2007