

South Carolina Available Industrial Building



Eagle Electric (Cooper Wiring) 167,000 Sq. Ft. Georgetown

Location: 2928 South Fraiser Street (US 17)
Georgetown, SC
Georgetown County

Building Area:

4,500	Sq. Ft. Office
162,500	Sq. Ft. Mfg./Whse.
167,000	Sq. Ft. Total

Year Built: 1954 Additions Through 1994

Condition: Average

Construction

Floor: Concrete
Walls: Brick, Concrete Block, Metal
Roof: Built Up, Metal
Columns: 25'x25', 33'x33', 25'x50'

Clear Height: 10' - 16' in approximately 100,000 Sq Ft
19' - 21' in 50,000 Sq Ft Metal Addition

Lighting: Fluorescent and Vapor

Heating: 159,000 Square Feet

Air Conditioning: 97,000 Square Feet

Sprinkler: 100%

Truck Docks: 6 Docks Plus 1 Drive in Door

Site: 22 Acres

Former Use: Wiring Devices Manufacturing

UTILITIES

Electricity: Georgetown Light & Water Dept.
2000 Amp

Gas: South Carolina Electric & Gas Co.

Water: Georgetown County Water & Sewer, 6" Main

Sewer: Georgetown County Water & Sewer, 8" Main

TRANSPORTATION

Railroad: None

Interstate Access: I-526, 49 Miles
I-26, 55 Miles

Commercial Airport: Myrtle Beach International
36 Miles

For Additional Information Contact:

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

FOR LEASE/SALE

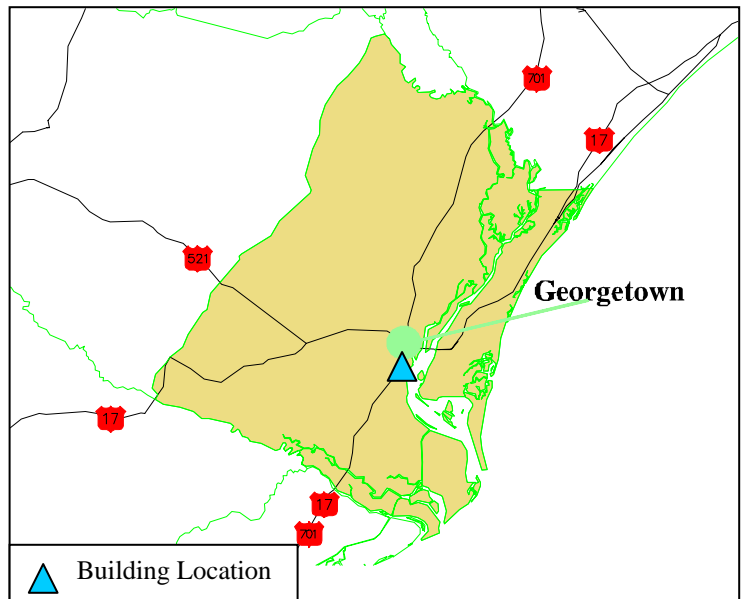
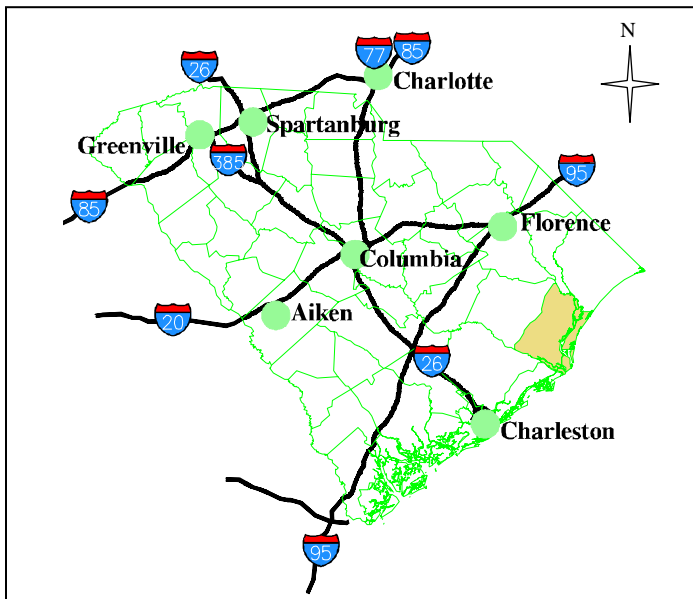
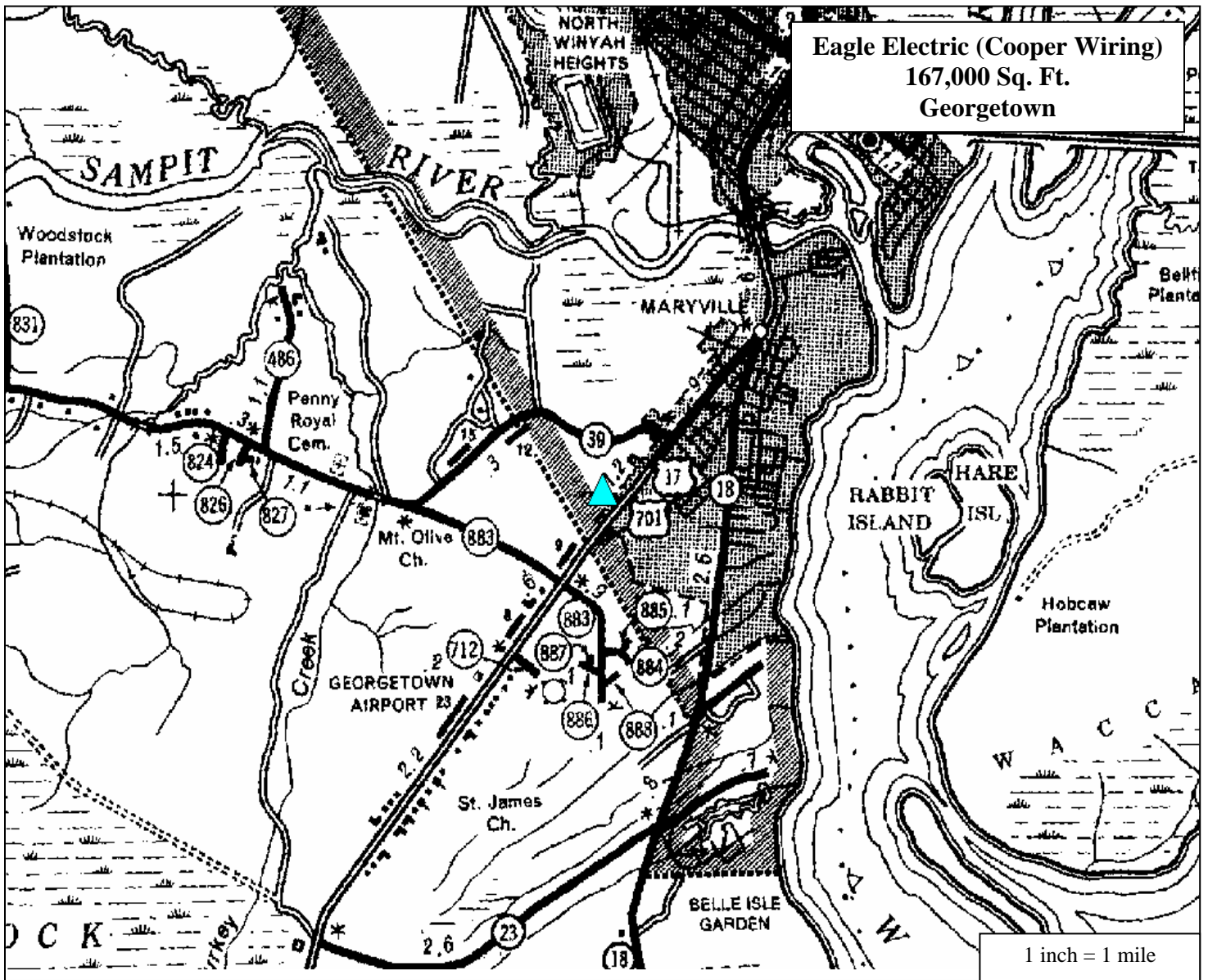
Date Available: Immediately

Lease: Negotiable

Sale: \$3,000,000

COMMENTS:

The total building area includes an 8000 square foot truck loading area with two open walls.



The South Carolina Department of Commerce, by providing this information, neither acts as an agent for the seller, buyer, lessor, nor lessee and provides this information solely pursuant to its public mandate to promote economic development within the State. The information provided by the Department of Commerce is derived from various sources and the Department of Commerce does not guarantee its accuracy nor make any representations concerning the suitability of the property for a particular purpose. Independent verification of any information should be sought by the user of the information. **Prepared: Sep 14, 2006**