

South Carolina Available Industrial Building



Eastcoast Industrial Center 326,500 Sq. Ft. Conway

Location: 385 French Collins Road
Conway, SC
Horry County

Building Area:

2,500	Sq. Ft. Office
324,000	Sq. Ft. Mfg./Whse.
326,500	Sq. Ft. Total

Year Built: 1991

Condition: Average

Construction

Floor: 6" Concrete
Walls: Uninsulated Metal
Roof: Insulated Metal
Columns: 30'x50'

Clear Height: 23'4" (21' Under Beam) at Eaves
32'6" (30' Under Beam) at Center

Lighting: Metal Halide

Heating: Office Only

Air Conditioning: Office Only

Sprinkler: 100% Wet

Truck Docks: 16 Docks Plus 4 Drive in Doors

Site: 51 Acres

Former Use: Charcoal Manufacturing

FOR LEASE/SALE

Date Available: Immediately

Lease: \$2.75/ Sq.Ft. Annually
Plus Taxes, Insurance, & Maintenance

Sale: Lease Only

COMMENTS:

The total building area includes a 22,500 square foot detached metal building with a 20' - 22' clear height. In addition to the total building area is a shed of approximately 100'x175'.



UTILITIES

Electricity: Santee Cooper

Gas: South Carolina Electric & Gas Co.

Water: City of Conway

Sewer: Grand Strand Water & Sewer

TRANSPORTATION

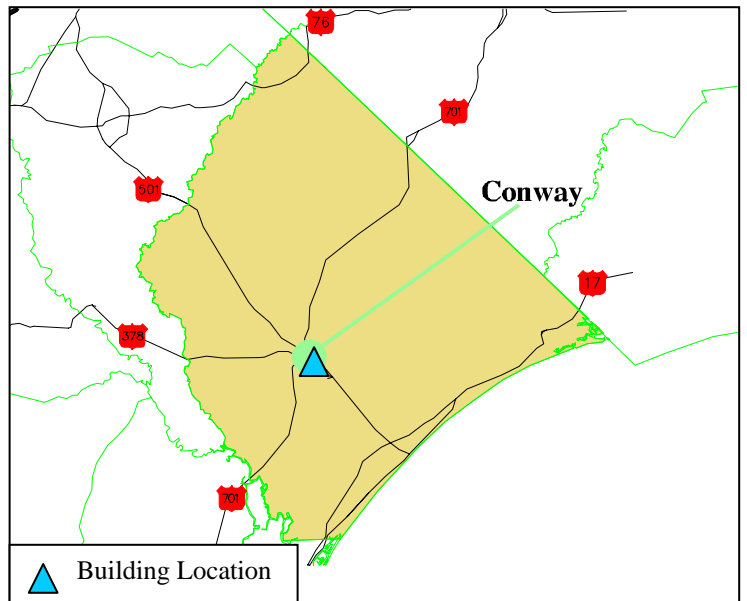
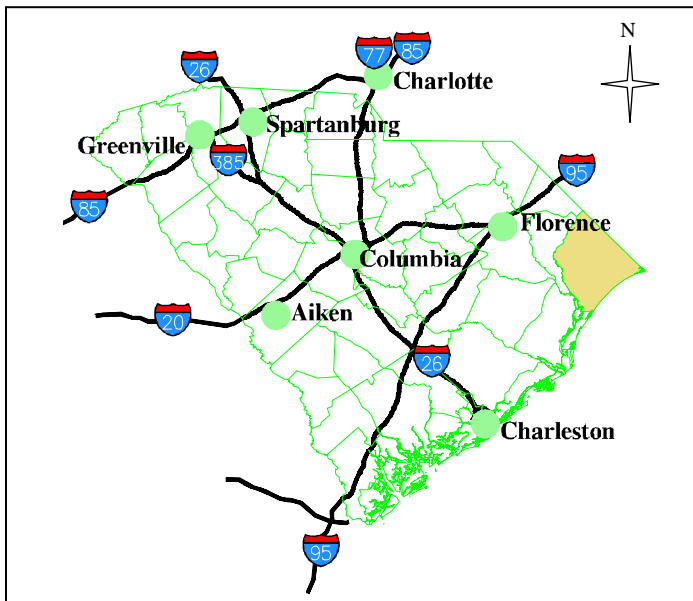
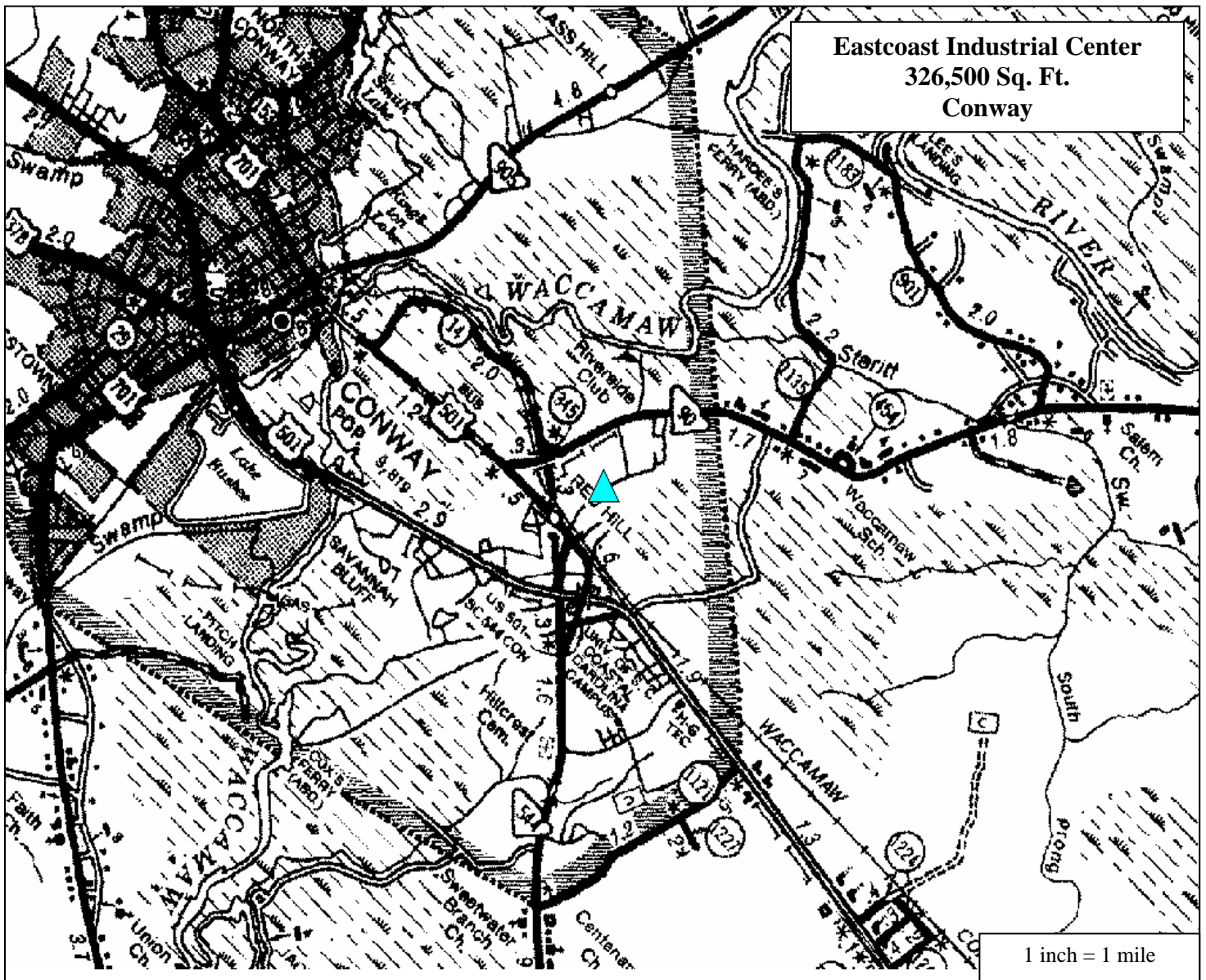
Railroad: Carolina Southern
Available

Interstate Access: I-95, 51 Miles
I-20, 65 Miles

Commercial Airport: Myrtle Beach International
11 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: Sep 27, 2006