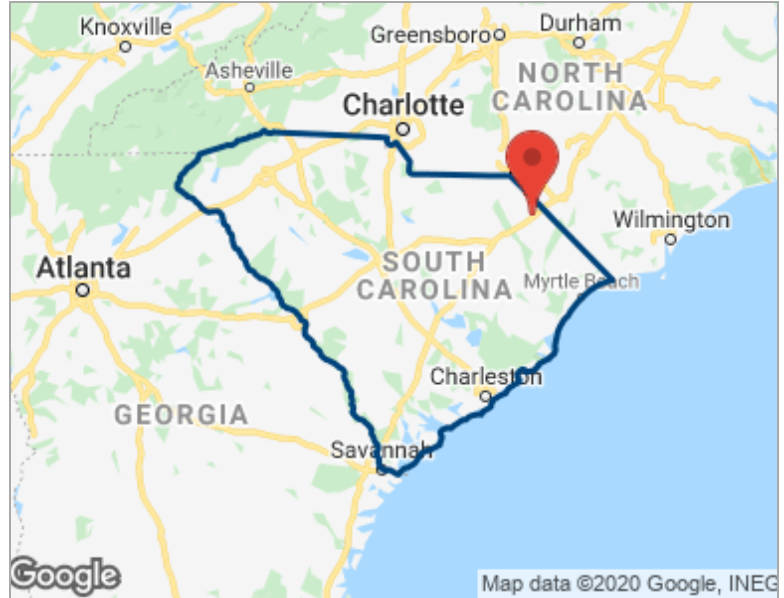


# Dillon County Shell Building

250 Harllees Bridge Road, Dillon, South Carolina 29536 - Dillon County



## Description

- **109,200 SF Shell Building**
- **Expandable to +/-400,000 SF**
- **Available for Sale or Lease**
- **Shell Condition - available to be suited to fit any need immediately**
- **32.5-foot Minimum Clear Height**
- **Due Diligence has been completed**
- **Located in the established Northeastern Commerce Center**
- **Less than 1 mile of Interstate 95**
- **Just 4 miles to the Inland Port Dillon**
- **2 Drive-in Doors and 32 Dock Doors**

## Property Details

**Type of space:** Industrial  
**Min Size:** 109,200 sqft  
**Max Size:** 400,000 sqft  
**Last Updated:** 1/2/2020

## Site Details

**Site Acreage:** 17.90 Acres  
**Tax Map ID:** 058-00-00-056  
**Industrial Park:** Yes

## Availability

**For Lease:** Yes  
**Lease Rate:** \$4 /SF  
**For Sale:** Yes  
**Sale Price:** \$4,600,000  
**Total SF:** 109,200 SF  
**Contiguous Acres:** 27.4 Acres  
**Condition:** Excellent

## Building Details

**Building Square Footage:** 109,200 SF  
**Building Dimensions:** 260' x 420'  
**Number of Floors:** 1  
**Building Material:** Insulated Precast Concrete  
**Number of Loading Docks:** 32  
**Number of Drive in Doors:** 2  
**Min Ceiling Height:** 32.5 feet  
**Max Ceiling Height:** 40 feet  
**Floor Thickness:** To suit  
**Column Spacing:** 50'x52' (interior), 60'x52' (loading)  
**Year Built:** 2018  
**Free Standing Building:** Yes  
**Roof:** White TPO membrane  
**HVAC:** To Suit  
**Single-Tenant Building:** Yes  
**Shell Building:** Yes  
**Expandable:** Yes  
**Expandable Size:** +/-400,000 SF

**Industrial Park Name:** Northeastern Commerce Center

**Zoning:** Not zoned

**Previous Use:** New Shell Building

**Current Land Use:** Developing Industrial Park

**Surrounding Land Use:** Agricultural ; commercial; industrial

**Protective Covenants:** Yes

**Environmental Assesment:** All due diligence completed

## Transportation

**International Airport:** Charlotte Douglas International

**Distance To International Airport:** 127 miles

**Domestic Airport:** Florence Regional

**Distance to Domestic Airport:** 28 miles

**Interstate Name:** Interstate 95

**Distance To Interstate:** 1 miles

**Highway Name:** SC Hwy 34

**Distance to 4 Lane Highway:** 1 miles

**Port:** Yes

**Port Name:** Port of Georgetown

**Distance to Port:** 85 miles

**Container Port:** Inland Port Dillon

**Distance to Port 2:** 4 miles

**Secondary Port:** Port of Charleston

**Distance to Secondary Port:** 159 miles

## Incentives

**Opportunity Zone:** Yes

## Utilities

**Water Provider:** Trico Water Co.

**Distance to Water:** On Site

**Water Line Size:** 10 -inch

**Sewer Provider:** City of Dillon

**Distance to Sewer:** 500 Feet

**Sewer Line Size:** 6 -inch

**Sewer Type:** Force

**Electric on Site:** Yes

**Electric Provider:** Marlboro Electric Co-op

**Electric Voltage to Site:** 69kV & 12kV

**Distance to Electric Substation:** 2 Miles

**Dual Electric Feed:** Yes

**Power Phases:** 3 Phase

**Telecom:** Yes

**Telecom Provider:** AT&T

**Distance to Telecom:** 1,400

**Gas:** Yes

**Gas Provider:** Dominion Energy South Carolina

**Distance to Gas:** Adjacent to Site

**Gas Line Size:** 6 -inch

**Sprinkler Type:** To suit