

**LOCATION**

COUNTY	DILLON
ADDRESS	1019 TITAN ROAD
CITY/STATE/ZIP	DILLON/SC/29536
PRICING INFORMATION	FOR SALE OR LEASE, PRICE: \$8,000,000 OR (SET PRICE)

**PROPERTY INFORMATION**

YEAR BUILT	1968
CONDITION	NOT SPECIFIED
TOTAL BUILDING SQUARE FOOTAGE	536,000.00
EXPANSION SQUARE FOOTAGE	NOT EXPANDABLE
TYPICAL COLUMN SPACING	TYPICAL WIDTH X DEPTH WIDTH: 36FT., DEPTH: 50FT. FEET
WALL MATERIAL	BRICK
ROOF MATERIAL	METAL
FIRE INSURANCE RATING	5

**TRANSPORTATION**

RAIL CARRIER	NONE SPECIFIED
RAIL ACCESSIBLE	FALSE
BARGE ACCESSIBLE	FALSE
NEAREST INTERSTATE	INTERSTATE: 95, DISTANCE: 3.62 MILES
NEAREST PORT	PORT: GEORGETOWN, DISTANCE: 91.84 MILES
NEAREST COMMERCIAL AIRPORT	COMMERCIAL AIRPORT: FLORENCE REGIONAL, DISTANCE: 31.33 MILES

## UTILITIES & SERVICES

WATER PROVIDER	CITY OF DILLON
NATURAL GAS PROVIDER	UNDETERMINED
ELECTRIC PROVIDER	PROGRESS ENERGY SERVICE COMPANY, LLC
TELECOM PROVIDERS	AT&T

## ADDITIONAL INFORMATION

SURROUNDING LAND USE	NORTH: INDUSTRIAL / DISTRIBUTION, SOUTH: INDUSTRIAL / DISTRIBUTION, EAST: INTERSTATE, WEST: INDUSTRIAL / DISTRIBUTION
TENANCY	MULTI-TENANT
MUNICIPALITY	UNINCORPORATED
TAX MAP ID	040-00-00-31,053,048

## AVAILABLE SPACE(S)

## INDUSTRIAL SPACE

### DETAILS

AVAILABLE SQUARE FEET	444,000.00
AVAILABLE OFFICE SQUARE FEET	15,000.00
AIR CONDITIONED AREA	OFFICE ONLY
HEATED AREA	OFFICE ONLY
CLEAR HEIGHT RANGE	17'0" - 25'0"
FIRE PROTECTION	YES

### PRICING INFORMATION

### ACCESS

AUTO SPACES	242
TRAILER SPACES	20
NUMBER OF DOCK DOORS	26
NUMBER OF DRIVE-IN DOORS	1

