

Riverdale Textile (Dillon) / Dillon

Location:

Address: 265 Mt. Calvary Road
City: Dillon
State: South Carolina
Zip Code: 29536
County: Dillon
Tax Map ID:

Sale/Lease Information

Sale: \$600,000
Annual Lease: \$1.75/SF = \$70 K - 40,000 SF

Date Available: Immediately

Building:

Year Built: 2000

Condition: Excellent

Area:

Manufacturing/Warehouse: 40,000 SF expandable to 80,000 SF

Total: 40,000 SF

Construction:

Floor: slab (concrete)
Walls: metal/insulated brick on block
Roof: Built up
Columns: Steel

Interior Features:

Clear Height at Center:	18 feet
Clear Height at Eaves:	16 feet
Column spacing:	24 x 50 feet
Heated Area:	circulation blowers
Air Conditioned Area:	circulation blowers
Lighting:	Fluorescent
Sprinkler Coverage:	100%

Exterior Features:

Drive in Doors:	1
Loading Docks:	2
Parking Spaces:	75
Site Size:	20 acres

Transportation Accessibility:

Closest Interstate: I-95 – 3.2 miles

Closest Port: Georgetown – 84.78 miles

Closest Rail: CSX

Rail Access: No

Closest Commercial Airport: Florence Regional – 31.11 miles

Closest Civil Airport: Dillon County - .71 mile

Utilities:

Water Service Provider:	Trico
Water Main Diameter:	8 inch

Sewer Service Provider:	City of Dillon
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Sewer Type (force gravity): Force
Sewer Main Diameter: 24 inch one mile away (septic on site)

Natural Gas Provider: SCE&G
Natural gas line diameter: 6 inch

Electricity provider: Progress Energy
3 phase/single phase: Yes

Telecommunications Provider: AT&T
Fiber Optics provider: yes
Cable provider: yes

Fire Department: Pleasant Hill

Distance to fire department: 2.3 miles
Fire Department's ISO rating: 7