

# 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

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## 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