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|---------------------|--|
| County | Florence |
| Municipality | Unincorporated |
| Zoning | No Zoning Present |
| Tax Map ID | 00425-05-050 |
| Landuse | Light Industrial (N) Light Industrial (S) Transportation (E) Agricultural (W) |

| | |
|-------------------|-------------|
| Pricing | |
| Pricing | For Sale |
| Sale Price | \$4,995,000 |

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|----------------------------|------------------------------|
| Details | |
| Tenancy | Single-Tenant (2+ Buildings) |
| Year Built | 1973 |
| Building Condition | Excellent |
| Total Building Area | 115,000 Sq Ft |
| Site Size | 22.00 Acres |
| Building Dimensions | Non-Traditional |
| Slab Thickness | Less than 6" |
| Wall Material | Metal |



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|-----------------------------|---|
| Utilities | |
| Water Provider | Well |
| Wastewater Provider | Septic |
| Natural Gas Provider | Service Not Available (Not Connected) |
| Telecomm Provider | Frontier Communications |
| Electric Provider | Duke Progress Energy Service Company, LLC |
| Alternative Gases | Propane |

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|-----------------------------------|---------------------------------|------------------------------------|-------------------------------|
| Transportation | | | |
| Road Serving Building | Highway 378 (4 Lanes) | Rail Access | No |
| Runway Access | No | Barge Access | No |
| Nearest Interstate | I-95 (33.00 Miles) | Nearest Port | Georgetown (41.00 Miles) |
| Nearest Commercial Airport | Florence Regional (30.00 Miles) | Nearest Intermodal Facility | CSX Charleston (100.00 Miles) |

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|---------------------------------------|------------------------|------------------------------------|------------------|
| Available Space Information 1 | | | |
| Available Area | 36,000 Sq Ft | Minimum Area | Not Subdividable |
| Office Area | 9,000 Sq Ft | Heated Area | Portion |
| Air Conditioned Area | Portion | Fire Suppression | None |
| Lighting | Other | Clear Height Range | 20' - 24' |
| Drive-In Doors | 3 | Dock Doors | 3 |
| Approximate Auto Space Parking | 30 | Approximate Trailer Parking | 10 |
| Most Recent Use | Distribution/Warehouse | | |

| | | | |
|---------------------------------------|--------------|------------------------------------|------------------|
| Available Space Information 2 | | | |
| Available Area | 44,000 Sq Ft | Minimum Area | Not Subdividable |
| Office Area | 450 Sq Ft | Heated Area | None |
| Air Conditioned Area | Office Only | Fire Suppression | None |
| Lighting | Fluorescent | Clear Height Range | 20' - 24' |
| Drive-In Doors | 3 | Dock Doors | 3 |
| Approximate Auto Space Parking | 10 | Approximate Trailer Parking | 5 |
| Most Recent Use | Other | | |

| | | | |
|--------------------------------------|--------------|-------------------------|------------------|
| Available Space Information 3 | | | |
| Available Area | 32,000 Sq Ft | Minimum Area | Not Subdividable |
| Office Area | None Present | Heated Area | None |
| Air Conditioned Area | None | Fire Suppression | None |

| | | | |
|---------------------------------------|-------------|------------------------------------|-----------|
| Lighting | Fluorescent | Clear Height Range | 20' - 24' |
| Drive-In Doors | 2 | Dock Doors | 2 |
| Approximate Auto Space Parking | 10 | Approximate Trailer Parking | 5 |
| Most Recent Use | Other | | |

Bazen Industrial Park
Florence County
305 W. Myrtle Beach Highway
Johnsonville, SC 29555



Just right for business.



