

County	Florence
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	00428-05-050, 00428-05-051, 00428-05-044, 00428-05-061, 00428-05-047, 00428-05-060, 00428-05-093
Is In SC Opportunity Zone	Yes
Landuse	Light Industrial (N) Light Industrial (S) Transportation (E) Agricultural (W)

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

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



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

Transportation			
Road Serving Building	Highway 378 (4 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Florence Regional (30.00 Miles)	Nearest Interstate	I-95 (33.00 Miles)
Nearest Marine Port	Georgetown (41.00 Miles)	Nearest Inland Port	Dillon Inland Port (42.00 Miles)
Nearest Intermodal Yard	CSX Charleston (100.00 Miles)		

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
Approximate Auto Space Parking	10
Most Recent Use	Other

Dock Doors	3
Approximate Trailer Parking	5

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



