

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	059-00-00-106.000
Landuse	Heavy Industrial (N) Transportation (S) Undeveloped Land (E) Heavy Industrial (W)

Pricing

Pricing	For Sale/Lease
Sale Price	\$3,950,000
Annual Lease Rate	\$4.40/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	2017
Building Condition	Excellent
Total Building Area	100,000 Sq Ft
Expandable To	300,000 Sq Ft
Site Size	17.26 Acres
Building Dimensions	Rectangular
Slab Thickness	To Suit
Wall Material	Concrete

Transportation

Road Serving Building	US-HWY 78 (2 Lanes)
Runway Access	No
Nearest Interstate	I-26 (8.00 Miles)
Nearest Commercial Airport	Charleston International (38.00 Miles)



Utilities

Water Provider	Dorchester County Water Authority
Wastewater Provider	Dorchester County Water and Sewer
Natural Gas Provider	Dominion Energy (Connected)
Telecomm Provider	AT&T
Electric Provider	Edisto Electric Cooperative
Alternative Gases	None Available

Rail Access	No
Barge Access	No
Nearest Port	Charleston (47.00 Miles)
Nearest Intermodal Facility	CSX Charleston (41.00 Miles)

Available Space Information Entire Building

Available Area	100,000 Sq Ft	Minimum Area	50,000
Office Area	None Present	Heated Area	To Suit
Air Conditioned Area	To Suit	Fire Suppression	To Suit - 0%
Lighting	To Suit	Clear Height Range	32' - 37'
Drive-In Doors	1	Dock Doors	4
Approximate Auto Space Parking	84	Approximate Trailer Parking	Undetermined
Most Recent Use	Never Occupied		

Dorchester County Spec Building at Winding Woods Commerce Park
 Dorchester County
 4756 US-Highway 78
 St. George, SC 29477



Just right for business.

