

<b>County</b>	Florence
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	00208-01-014
<b>Landuse</b>	Mixed Use (N) Residential (S) Mixed Use (E) Mixed Use (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$5,500,000

**Details**

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	1966
<b>Building Condition</b>	Average
<b>Total Building Area</b>	185,797 Sq Ft
<b>Site Size</b>	64.00 Acres
<b>Building Dimensions</b>	Non-Traditional
<b>Slab Thickness</b>	Less than 6"
<b>Wall Material</b>	Metal



**Utilities**

<b>Water Provider</b>	City of Florence
<b>Wastewater Provider</b>	City of Florence
<b>Natural Gas Provider</b>	Dominion Energy (Connected)
<b>Telecomm Provider</b>	AT&T
<b>Electric Provider</b>	Duke Progress Energy Service Company, LLC
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	E National Cemetery Rd (2 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Florence Regional (4.00 Miles)	<b>Nearest Interstate</b>	I-95 (7.00 Miles)
<b>Nearest Marine Port</b>	Georgetown (89.00 Miles)	<b>Nearest Inland Port</b>	Dillon Inland Port (28.00 Miles)
<b>Nearest Intermodal Yard</b>	CSX Charleston (104.00 Miles)		

**Available Space Information**

<b>Available Area</b>	185,797 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	9,624 Sq Ft	<b>Heated Area</b>	Office Only
<b>Air Conditioned Area</b>	Office Only	<b>Fire Suppression</b>	Wet - 100%
<b>Lighting</b>	Metal Halide	<b>Clear Height Range</b>	22' - 36'
<b>Drive-In Doors</b>	6	<b>Dock Doors</b>	Undetermined
<b>Approximate Auto Space Parking</b>	1	<b>Approximate Trailer Parking</b>	Undetermined
<b>Most Recent Use</b>	Manufacturing		

New Millennium Building Systems  
Florence County  
2527 E National Cemetery Rd  
Florence, SC 29506

