

# SITES AND BUILDINGS

## AstenJohnson



**Tax Map:** 147-00-00-015  
**Location:** 1310 N. Jefferies Highway  
**Total Acres:** 9 acres (3.64 hectares)  
Adjacent 3 acres (1.24 hectares) available

**Square Footage:**  
10,000 sq. ft. Office (929.03 sq. m)  
240,000 sq. ft. Mfg./Whse (22,296.73 sq. m)  
250,000 sq. ft. Total (23,225.76 sq. m.)

**Year Built:** 1956 (later additions)

### Construction:

**Dimensions:** 550' x 425'  
**Floors:** 8" reinforced concrete  
**Walls:** Concrete blocks / brick / steel structure  
**Roof:** Insulated rubber membranes  
**Height:** 20' at eaves; 22' at center  
**Lighting:** Florescent and Metal Halide  
**Columns / Bay spacing:** 40' x 40'

**HVAC:** Many bays air conditioned

**Sprinkler:** 85% Wet Sprinkler

**Truck Docks:** 4 Docks, 2 Drive-in Doors

**Fire Protection Rating:** ISO-4

**Zoning:** Heavy Industrial

**Interstate 95:** 5 miles

### Utilities:

**Water:** City of Walterboro

**Sewer:** City of Walterboro

**Gas:** South Carolina Electric & Gas

**Power:** South Carolina Electric & Gas

**Other:** 22 cranes (two 20-ton)

**Ports / Airports:**  
Charleston, SC / Savannah, GA—1 hour

**Lease Price:** \$2.15 PSF NNN



[www.cceainc.com](http://www.cceainc.com)

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