

# SITES AND BUILDINGS

## Bassford Distribution Center



**Tax Map:** 132-00-00-028  
**Location:** Thunderbolt Road  
**Total Acres:** 33.2 acres (13.43 hectares)  
**Square Footage:** 206,250 total (19,161.25 sq. m.)  
Building 355: 50,000 sq. ft. (4,645.15 sq. m.)  
Building 303: 50,000 sq. ft. (4,645.15 sq. m.)  
Building 372: 31,250 sq. ft. (2,903.22 sq. m.)  
Building 340: 31,250 sq. ft. (2,903.22 sq. m.)  
Building 300: 43,750 sq. ft. (4,064.51 sq. m.)

**Construction:**  
**Floors:** Concrete  
**Walls:** Insulated Metal  
**Roof:** Insulated Metal  
**Columns:** 25' x 50' (7.62 m x 15.24 m)  
**Clear Height:** 20' at Eaves (6.09 m)  
30' at Center (9.15 m)  
**Lighting:** Fluorescent, Sky Lights  
**HVAC:** Office  
**Sprinkler:** Wet  
**Truck Docks:** 3 - 4 in each building

**Present Land Use:** Industrial  
**Fire Protection Rating:** ISO-4  
**Zoning:** Industrial  
**FTZ:** No  
**Interstate 95:** 5 miles  
**Utilities:**  
**Water:** City of Walterboro  
**Sewer:** City of Walterboro  
**Gas:** South Carolina Electric & Gas  
**Fiber Optics:** Palmetto Telephone Cooperative  
**Power:** Coastal Electric Cooperative

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

**Price:**  
Lease: \$3.50 per sq. ft., Gross  
Sale: \$6,600,000 (includes all 5 buildings)

