

# SITES AND BUILDINGS

## Colleton County Commerce Center Spec Building



<b>Tax Map:</b>	097-00-00-051	<b>Zoning:</b>	Heavy Industrial
<b>Location:</b>	I-95 Exit 62 East (McLeod Road) 181 Corporate Way	<b>Interstate 95:</b>	Frontage
<b>Total Acres:</b>	34-acre site in 260-acre industrial park	<b>Utilities:</b>	
<b>Square Footage:</b>	100,000 sq. ft. expandable	<b>Water:</b>	City of Walterboro, 12" line 500,000 gallon elevated tank
<b>Year Built:</b>	2009	<b>Sewer:</b>	City of Walterboro, 10" line
<b>Construction:</b>		<b>Gas:</b>	South Carolina Electric & Gas 8" line, 1/2 mile
<b>Floors:</b>	58,000 sq. ft. 6" metal fiber reinforced concrete 42,000 sq. ft. unfinished	<b>Power:</b>	Coastal Electric Cooperative
<b>Walls:</b>	Tilt-up pre-cast concrete panels	<b>Other:</b>	LEEDS points eligible
<b>Roof:</b>	Insulated built up	<b>Ports / Airports:</b>	Charleston, SC / Savannah, GA—1 hour
<b>Height:</b>	30'	<b>Price:</b>	\$3 Million
<b>Column Spacing:</b>	50' x 50'		
<b>Fire Protection Rating:</b>	ISO-4		



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