

## Dillon Spec Building

250 Harllees Bridge Rd.  
Dillon, SC 29536  
Dillon County



### Property Information

Address:	<a href="https://www.workzonecam.com/projects/agracel/dillon">https://www.workzonecam.com/projects/agracel/dillon</a>
City:	Dillon
State:	SC
Zip:	29536
County:	Dillon
Date Available:	1,534,305,600
Condition:	Excellent
Community:	Dillon

### Brokerage Details

Tax Map ID:	055-00-00-194-000
Sale Price:	\$4,600,000
Sale Price Per Square Foot:	\$4

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Lease Price Per Square Foot: \$4

### Building Information

Year Built: 2018  
Construction Status: Existing  
Roof: White TPO Membrane  
Clear height at Eaves: 32'6"  
Wall Material: Concrete  
Column Spacing: 50' x 52'  
Primary Lighting Type: To Suit  
Number of Drive-in Doors: 2  
Truck Loading: 32  
Sprinkler Type: To Suit  
Heat System: To suit  
Heated Area: To Suit  
Air Conditioning System: To suit  
Air Conditioned Area: To Suit  
Total Area (Sq. Ft.): 109,200

### Site Information

Site Acres: 18  
Zoning: No Zoning Present  
Site Condition: Excellent  
Elevation (Min): 117'  
Elevation (Max): 118'

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### Utilities Information

Type of Electric:	12.47 kV
Primary Electric Provider:	Marlboro Electric Cooperative, Inc.
Voltage:	12.47
Natural Gas Provider:	Dominion Energy
Gas Main Size:	4"
Telecommunications Provider:	AT&T
Water Provider:	Trico Water Company
Water Main Diameter:	10"
Water Service Distance:	Adjacent to site
Waste Water Supplier:	City of Dillon
Wastewater Provider:	City of Dillon
Wastewater Type:	Force
Wastewater Line Diameter:	6"
Wastewater Main Distance:	500'

### Proximity Information

Nearest Airport:	Florence Regional Airport (29)
Nearest Interstate:	I-95 (1 mile)
Nearest Port:	Inland Port Dillon (4 miles)