

## Russell Stover

2212 U.S. Hwy. 76 East  
Marion, South Carolina 29571  
County



### Property Information

Address:	2212 U.S. Hwy. 76 East
City:	Marion
State:	South Carolina
Zip:	29571
County:	Marion
Condition:	Fair
Municipality:	City

### Brokerage Details

## Russell Stover

2212 U.S. Hwy. 76 East  
Marion, South Carolina 29571  
County



Tax Map ID:	065-00-00-054-000
Sale Price:	1,900,000
Sale Price Per Square Foot:	6.86
Lease Price Per Square Foot:	1.2

### Building Information

Year Built:	1967
Clear height at Eaves:	15'
Clear Height Range:	15'-24'
Wall Material:	Brick,Concrete
Column Spacing:	Typical Width x Depth
Primary Lighting Type:	Flourescent
Number of Drive-in Doors:	2
Number of Dock Doors:	11
Truck Loading:	11
Sprinkler Type:	Wet
Sprinkler Coverage:	100%
Heated Area:	Office Only
Air Conditioned Area:	Office Only
Number of Dock Doors:	11
Total Area (Sq. Ft.):	277,000
Area Available (Sq. Ft.):	177,000
Minimum Area (Sq. Ft.):	1,000
Sq. Ft. of Office Space:	3,000
Sq. Ft. of Industrial / Mfg. Space:	274,000
Houses Multiple Tenants:	Yes

### North Eastern Strategic Alliance

P.O. Box 100547  
Florence, South Carolina, USA 29502

843-661-4669  
[jsweeney@nesasc.org](mailto:jsweeney@nesasc.org)

## Russell Stover

2212 U.S. Hwy. 76 East  
Marion, South Carolina 29571  
County



Former Property use: Distribution/Warehouse

### Site Information

Site Acres: 24  
Zoning: No Zoning Present  
Nearby Land Use: Commercial (N) Commercial (S) Commercial (E) Commercial (W)  
Site Condition: Fair

### Utilities Information

Type of Electric: 23kV  
Primary Electric Provider: Duke Progress Energy Service Company, LLC  
Natural Gas Provider: SCE&G  
Gas Main Size: 3/4  
Distance to Nearest Gas Line: Connected  
Telecommunications Provider: AT&T  
Water Provider: Grand Strand Water & Sewer Authority  
Water Main Diameter: 10"  
Waste Water Supplier: Grand Strand Water & Sewer Authority  
Wastewater Type: Gravity  
Wastewater Line Diameter: 8"  
Wastewater Main Distance: Connected

### Proximity Information

Nearest Airport: Florence Regional (22)  
Nearest Interstate: I-95 (17 miles)

## Russell Stover

2212 U.S. Hwy. 76 East  
Marion, South Carolina 29571  
County



Nearest Port:

Inland Port Dillon (19 miles)