

## Russell Stover

2212 U.S. Hwy. 76 East  
Marion, SC 29571  
Marion County



### Property Information

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

### Brokerage Details

North Eastern Strategic Alliance  
P.O. Box 100547  
Florence, South Carolina, USA 29502

843-661-4669  
jsweeney@nesasc.org

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
Construction Status:	Existing
Clear height at Eaves:	15'
Clear Height Range:	15' - 24'
Wall Material:	Brick, Concrete
Column Spacing:	Typical Width x Depth
Primary Lighting Type:	Fluorescent
Tenancy:	Multi-Tenant
Number of Drive-in Doors:	2
Number of Dock Doors:	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  
Former Property use: Distribution/Warehouse

**Site Information**

Site Acres: 24  
Zoning: No Zoning Present  
Surrounding Land Use - North: Commercial  
Surrounding Land Use - South: Commercial  
Surrounding Land Use - East: Commercial  
Surrounding Land Use - West: Commercial  
Site Condition: Fair

**Utilities Information**

Type of Electric: 23kV  
Primary Electric Provider: Duke Energy Progress  
Natural Gas Provider: Dominion Energy  
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 Provider: Grand Strand Water & Sewer Authority  
Wastewater Type: Gravity  
Wastewater Line Diameter: 8"

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Wastewater Main Distance: Connected

### Proximity Information

Nearest Airport: Florence Regional Airport (22 miles)

Nearest Interstate: I-95 (17 miles)

Nearest Port: Inland Port Dillon (19 miles)

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