

Reliance Trading

620 N Cook Street
Bennettsville, SC 29512
Marlboro County



Property Information

Address:	620 N Cook Street
City:	Bennettsville
State:	SC
Zip:	29512
County:	Marlboro
Condition:	Good
Municipality:	City
Latitude and Longitude:	34.640419020, -79.66323458

Brokerage Details

North Eastern Strategic Alliance

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

843-661-4669
jsweney@nesasc.org

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Tax Map ID:	033-00-01-109
Sale Price:	\$2,500,000
Lease Price Per Square Foot:	\$1.75

Building Information

Year Built:	1957
Construction Status:	Existing
Roof:	Insulated Single Ply Membrane, Metal
Clear height at Eaves:	17'
Clear Height Range:	17' - 23'
Wall Material:	Brick, Concrete, Masonry
Column Spacing:	180' x 300', 565' x 520' less 70' x 100'
Primary Lighting Type:	Fluorescent
Tenancy:	Multi-Tenant
Number of Drive-in Doors:	2
Number of Dock Doors:	6
Sprinkler Type:	Wet
Sprinkler Coverage:	100%
Heated Area:	None
Air Conditioned Area:	None
Number of Dock Doors:	6
Total Area (Sq. Ft.):	340,800
Area Available (Sq. Ft.):	120,000
Minimum Area (Sq. Ft.):	Not Subdividable
Sq. Ft. of Office Space:	8,000
Sq. Ft. of Industrial / Mfg. Space:	332,800

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Houses Multiple Tenants: Yes
Former Property use: Manufacturing

Site Information

Total Acres: 145
Zoning: General Development
Surrounding Land Use - North: Light Industrial
Surrounding Land Use - South: Light Industrial
Surrounding Land Use - East: Light Industrial
Surrounding Land Use - West: Light Industrial
Site Condition: Good
Due Diligence Performed: None

Utilities Information

Primary Electric Provider: Duke Energy Progress
Natural Gas Provider: City of Bennettsville
Distance to Nearest Gas Line: Connected
Telecommunications Provider: AT&T
Water Provider: City of Bennettsville
Wastewater Provider: City of Bennettsville
Wastewater Main Distance: Connected

Proximity Information

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Nearest Airport:

Florence Regional Airport (43 miles)

Nearest Interstate:

I-95 (24 miles)

Nearest Port:

Inland Port Dillon (27 miles)

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