

# MARLBORO COUNTY SPEC BUILDING



Bennettsville, SC 29512

Latitude and Longitude: 34.657247, -79.684294



## LOCATION INFORMATION

City	Bennettsville
State	SC
Zip	29512
County	Marlboro
Date Available	10/14/2022
Condition	Excellent
Municipality	Unincorporated
Latitude and Longitude	34.657247, -79.684294

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## UTILITIES INFORMATION

Primary Electric Provider	Marlboro Electric Cooperative, Inc.
Natural Gas Provider	City of Bennestville
Distance to Nearest Gas Line	4"
Telecommunications Provider	AT&T, Sandhill Telephone Cooperative
Water Provider	City of Bennestville
Water Main Diameter	12"
Wastewater Provider	City of Bennestville
Wastewater Type	Force
Wastewater Line Diameter	8"

## BROKERAGE DETAILS

Property Owner	County
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## SITE INFORMATION

Total Acres	20
Minimum Divisible Acreage	15
Maximum Contiguous Acreage	150
Surrounding Land Use - North	Agricultural
Surrounding Land Use - South	Residential
Surrounding Land Use - East	Recreation
Surrounding Land Use - West	Agricultural
Site Condition	cleared
Cranes	Excellent

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## BUILDING INFORMATION

Total Area (Sq. Ft.)	50,000
Year Built	2022
Construction Status	Existing
Clear Height Range	30'
Expandable To	100,000
Wall Material	Pre-Cast
Column Spacing	50' x 50'
Primary Lighting Type	To Suit
Number of Drive-in Doors	1
Number of Dock Doors	12
Sprinkler Type	To Suit
Sprinkler Coverage	To Suit
Heated Area	To Suit
Air Conditioned Area	To Suit
Slab Thickness" escapecharacters="true	6"

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## PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-74

Nearest Port

Inland Port Dillon

