

MJC WAREHOUSE

17 Stokes Street

Cheraw, SC 29520

Latitude and Longitude: 34.68161989, -79.8986333



LOCATION INFORMATION

Address	17 Stokes Street
City	Cheraw
State	SC
Zip	29520
County	Chesterfield
Date Available	10/14/2022
Condition	Good
Latitude and Longitude	34.68161989, -79.8986333

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UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Duke Energy Progress
Voltage	Distribution 230kV; Transmission 23 kV
Natural Gas Provider	Dominion Energy
Gas Main Size	2"
Distance to Nearest Gas Line	Connected
Telecommunications Provider	Sandhill Telephone Cooperative
Water Provider	Town of Cheraw
Water Main Diameter	6"
Wastewater Provider	Town of Cheraw
Wastewater Line Diameter	6" - 10"

BROKERAGE DETAILS

Sale Price	\$2,500,000
Property Owner	Private
Lease Price Per Square Foot	\$7

SITE INFORMATION

Total Acres	4.08
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Residential
Surrounding Land Use - East	Residential
Surrounding Land Use - West	Light Industrial

Cranes Good

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BUILDING INFORMATION

Total Area (Sq. Ft.)	32,500
Year Built	1996
Construction Status	Existing
Clear Height Range	14' - 16'
Wall Material	Brick/Masonry
Primary Lighting Type	LED
Tenancy	Single Tenant
Number of Drive-in Doors	2
Number of Dock Doors	7
Sprinkler Type	Wet
Sprinkler Coverage	100%
Heated Area	100%
Air Conditioned Area	Office Only
Slab Thickness" escapecharacters="true	6"
Approx. Number of Parking Spaces	30
Approx. Number of Tractor Trailer Parking Spaces	14

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PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

