

# CHERAW MANUFACTURING FACILITY

14 Stokes Street  
Cheraw, SC 29520  
Latitude and Longitude: 34.682876, -79.897033



## LOCATION INFORMATION

Address	14 Stokes Street
City	Cheraw
State	SC
Zip	29520
County	Chesterfield
Date Available	10/14/2022
Condition	Average
Latitude and Longitude	34.682876, -79.897033

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## UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Duke Energy Progress
Voltage	Distribution 230 kV; Transmission 230kV
Natural Gas Provider	Dominion Energy
Telecommunications Provider	Sandhill Telephone Cooperative
Water Provider	Town of Cheraw
Water Main Diameter	6" - 12"
Wastewater Provider	Town of Cheraw
Wastewater Line Diameter	4" - 6"

## BROKERAGE DETAILS

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

## SITE INFORMATION

Total Acres	11.71
Minimum Divisible Acreage	Not Subdividable
Zoning	Manufacturing
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Mixed Use
Surrounding Land Use - East	Residential
Surrounding Land Use - West	Light Industrial



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## BUILDING INFORMATION

Total Area (Sq. Ft.)	23,000
Year Built	1996
Construction Status	Existing
Clear Height Range	14' - 15'
Expandable To	300,000
Wall Material	Brick/Masonry
Column Spacing	30'
Primary Lighting Type	LED
Tenancy	Single Tenant
Number of Drive-in Doors	2
Number of Dock Doors	5
Sprinkler Type	Wet
Heated Area	100%
Air Conditioned Area	100%
Slab Thickness" escapecharacters="true	6"
Approx. Number of Parking Spaces	60
Approx. Number of Tractor Trailer Parking Spaces	30

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## PROXIMITY INFORMATION

Nearest Airport	Florence Regional Airport
Nearest Interstate	I-95
Nearest Port	Inland Port Dillon

