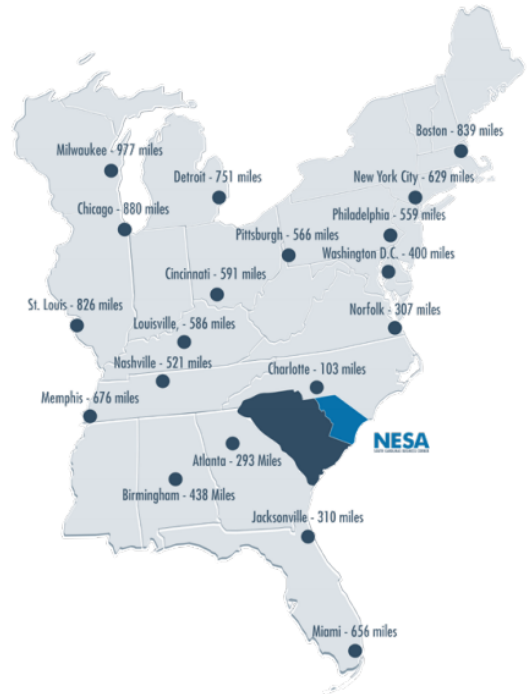


1019 TITAN ROAD

1019 Titan Road
Dillon, SC 29536

Latitude and Longitude: 34.453160, -79.377760



LOCATION INFORMATION

Address	1019 Titan Road
City	Dillon
State	SC
Zip	29536
County	Dillon
Date Available	
Condition	Good
Latitude and Longitude	34.453160, -79.377760

1019 TITAN ROAD

UTILITIES INFORMATION

Type of Electric	3 Phase
Primary Electric Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
Telecommunications Provider	AT&T
Water Provider	City of Dillon
Wastewater Provider	City of Dillon

BROKERAGE DETAILS

Lease Terms	Modified Gross
Property Owner	Private
Lease Price Per Square Foot	\$3.50

SITE INFORMATION

Total Acres	68
Zoning	Light Industrial
Surrounding Land Use - North	Residential
Surrounding Land Use - South	Light Industrial
Surrounding Land Use - East	Forestry/Undeveloped
Surrounding Land Use - West	Light Industrial

1019 TITAN ROAD

BUILDING INFORMATION

Total Area (Sq. Ft.)	498,457
Year Built	1968
Construction Status	Existing
Clear Height Range	22'
Wall Material	Brick
Column Spacing	35' X 50'
Primary Lighting Type	LED
Tenancy	Multi-Tenant
Number of Drive-in Doors	2
Number of Dock Doors	6
Sprinkler Type	Wet
Sprinkler Coverage	100%
Heated Area	Office Only
Air Conditioned Area	Office Only
Number of Floors	1
Slab Thickness" escapecharacters="true	6"
Area Available (Sq. Ft.)	189,495

1019 TITAN ROAD

PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

