

MDT SPEC BUILDING AT ASCOTT VALLEY INDUSTRIAL PARK

NESA

SOUTH CAROLINA'S BUSINESS CORNER



422 Commerce Park Drive
Conway, SC 29526
Latitude and Longitude: 33.946275, -79.00845



LOCATION INFORMATION

Address	422 Commerce Park Drive
City	Conway
State	SC
Zip	29526
County	Horry
Date Available	
Condition	Excellent
Latitude and Longitude	33.946275, -79.00845

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UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Santee Cooper
Voltage	34 kV and 115 kV lines on-site
Water Provider	Grand Strand Water & Sewer Authority
Water Main Diameter	8"
Water Treatment Capacity	800,000 GPD
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Type	Gravity
Wastewater Line Diameter	8"

BROKERAGE DETAILS

Sale Price	N/A
Sale Price Per Square Foot	N/A
Property Owner	Private
Lease Price Per Square Foot	TBD

SITE INFORMATION

Total Acres	9.9
Zoning	Industrial
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	cleared
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey

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BUILDING INFORMATION

Total Area (Sq. Ft.)	100,490
Year Built	2024
Construction Status	Under Construction
Clear Height Range	32' 6" at first column
Expandable To	153,360
Wall Material	Concrete
Column Spacing	50' x 54' interior bays; 60' x 54' loading bay
Primary Lighting Type	To Suit
Number of Drive-in Doors	1
Number of Dock Doors	4
Sprinkler Type	To Suit
Number of Floors	1
Approx. Number of Parking Spaces	75

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PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

