

SPEC BUILDING AT WCCCS



945 N. Williamsburg County Hwy
Kingstree, SC 29556
Latitude and Longitude: 33.716162, -79.811710



LOCATION INFORMATION

Address	945 N. Williamsburg County Hwy
City	Kingstree
State	SC
Zip	29556
County	Williamsburg
Date Available	
Condition	Excellent
Latitude and Longitude	33.716162, -79.811710

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UTILITIES INFORMATION

Primary Electric Provider	Santee Electric Cooperative, Inc.
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Natural Gas Provider	Dominion Energy
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Natural Gas Type	Distribution
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Gas Main Size	6"
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Distance to Nearest Gas Line	Adjacent to Hwy
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Telecommunications Provider	Farmers Telephone Cooperative
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Water Provider	Town of Kingstree
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Water Main Diameter	14"
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Distance to Water Main	Adjacent to Hwy
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Wastewater Provider	Town of Kingstree
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Wastewater Type	Gravity
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Wastewater Line Diameter	12"
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BROKERAGE DETAILS

Lease Terms	Lease Option
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Sale Price	\$4,750,000
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Property Owner	County
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SITE INFORMATION

Total Acres	12
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Developable Acres	11
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Surrounding Land Use - North	Light Industrial
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Surrounding Land Use - South	Light Industrial
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Surrounding Land Use - East	Light Industrial
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Surrounding Land Use - West

Light Industrial

Due Diligence Performed

Wetlands Delineation Map, Phase I
Environmental Site Assessment, Cultural
Resources Survey Phase I, Topographic Survey

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BUILDING INFORMATION

Total Area (Sq. Ft.)	51,885
Year Built	2023
Construction Status	Under Construction
Clear Height Range	32'
Expandable To	75,000
Wall Material	Precast Concrete
Column Spacing	50'
Tenancy	Single Tenant
Number of Drive-in Doors	1
Area Available (Sq. Ft.)	51,885

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PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Port of Charleston

