

MJC WAREHOUSE

17 Stokes Street
Cheraw, SC 29520

Latitude, Longitude: 34.68161989, -79.8986333



PROPERTY INFORMATION

Address	17 Stokes Street
City	Cheraw
State	SC
Zip	29520
Latitude, Longitude	34.68161989, -79.8986333
County	Chesterfield

BROKERAGE DETAILS

Property Owner	Private
Sale Price	\$3,000,000

BUILDING INFORMATION

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

SITE INFORMATION

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

UTILITIES INFORMATION

Electric Service Provider	Duke Energy Progress
Distance to Nearest Electric Line	Distribution (3/8Mile); Transmission (on site)
Voltage	Distribution 230kV; Transmission 23 kV
Natural Gas Provider	Dominion Energy
Natural Gas Line Size	2"
Telecommunications Provider	Sandhill Telephone Cooperative
Water Provider	Town of Cheraw
Water Line Size	6"
Wastewater Provider	Town of Cheraw
Wastewater Line Size	6" - 10"

PROXIMITY INFORMATION

Nearest Airport (Distance)	Florence Regional Airport (42 miles)
Nearest Interstate (Distance)	I-95 (35)
Nearest Port (Distance)	Inland Port Dillon (42 miles)