

2613 SC 9 INDUSTRIAL MANUFACTURING FACILITY

2613 Highway 9

Clio, SC 29529

Latitude, Longitude: 34.57238892338957, -79.53740003174224



PROPERTY INFORMATION

Address	2613 Highway 9
City	Clio
State	SC
Zip	29529
Latitude, Longitude	34.57238892338957, -79.53740003174224
County	Marlboro

BROKERAGE DETAILS

Sale Price	\$3,400,000
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BUILDING INFORMATION

Total Area (Sq. Ft.)	±193,935 SF
Area Available (Sq. Ft.)	±193,935 SF
Construction Status	Existing
Year Built	1968
Wall Material	Masonry
Clear Height	12'-20'
Number of Drive-in Doors	3
Number of Dock Doors	4
Sprinkler Type	Wet
Sprinkler Coverage	Portion
Building Description	Major addition completed in 2001. Wet sprinkler system covering approximately 90%. Heavy power: 480Y/277V, 3-phase, 4-wire, 2500 amp. Approximately 5% office build-out. Concrete slab-on-grade. Outside 500-year floodplain (Zone X). Highway frontage with strong truck access and maneuverability.

SITE INFORMATION

Total Site Acreage	16.78
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UTILITIES INFORMATION

Electric Service Provider	Duke Energy Progress
Water Provider	City of Clio
Wastewater Provider	City of Clio

PROXIMITY INFORMATION

Nearest Interstate (Distance)	I-95 (15 miles)
Nearest Port (Distance)	Inland Port Dillon (17 miles)

