

# East Coast Industrial Building

1385 French Collins Road  
Conway, SC 29526



+/- 209,000 sq. ft. building



## BUILDING INFORMATION

<b>In City Limits</b>	No	<b>Sewer Provider</b>	Grand Strand Water & Sewer
<b>County</b>	Horry	<b>Sewer line size/Capacity</b>	10"
<b>State</b>	SC	<b>Electric Provider/Capacity</b>	Horry Electric / 5 phase
<b>Map Available</b>	Yes	<b>Fiber Optics Provider</b>	Horry Telephone Coop.
<b>Arial Photo Available</b>	Yes	<b>Telephone</b>	Horry Telephone Coop.
<b>Office Square Feet</b>	6,000	<b>Nearest Interstate</b>	I-95 (51 miles) / I-20 (65 miles)
<b>Manufacturing Sq. Ft.</b>	+/- 203,000	<b>Alternate Highway</b>	Highway 501
<b>Total</b>	+/- 209,000	<b>National Airport</b>	MB International
<b>Site Acreage (+/-)*</b>	+/- 51 acres	<b>Local Airport</b>	MB International
<b>Previous Use</b>	factory	<b>Port - name &amp; distance</b>	Wilmington, Charleston, Georgetown
<b>Year Built</b>	1994	<b>Rail - name &amp; distance</b>	Yes. Carolina Southern
<b>Condition</b>	Excellent	<b>Sale Only</b>	no
<b>Multi-Tenant</b>	Yes	<b>Sale Price</b>	
<b>Floor (type, thickness)</b>	6" , concrete	<b>Lease Only</b>	yes
<b>Walls (type)</b>	Metal	<b>Lease Price*</b>	\$3 per SF w/\$.65CAM w/1 yr min
<b>Column Spacing</b>	30' to 42'	<b>Lease Terms</b>	Negotiable
<b>Roof</b>	Metal, Insulated	<b>Building expandable?</b>	Yes
<b>Clear Height Eaves / Center</b>	28' / 38'	<b>Millage Rate</b>	.2133
<b>Sprinkler/Wet.Dry/%</b>	Yes, dry- state of the art	<b>Zoning</b>	Limited/Light/Heavy - Industrial
<b>Heated portion %</b>		<b>Tax Map#</b>	138-00-06-052
<b>AC portion %</b>		<b>Tax District</b>	
<b>Lighting (type)</b>		<b>Foreign Trade</b>	Yes
<b>Truck Docks</b>	+/- 16	<b>Fire Rating</b>	7
<b>Drive-In Doors</b>	4	<b>Comments:</b>	Easy access to Hwy.501, 544, 90, & 22. Gated entrances/exits; Great location for distribution, assembly operations, etc.
<b>Water Provider</b>	GSWSA	<b>Contact Name</b>	Bill Britton
<b>Water Line Size</b>	8"	<b>Contact Number</b>	843-347 4604 / 843-421-6360
<b>Gas</b>	Available		
<b>Gas Line Size</b>			

