

Cool Spring Spec Building / located in Cool Spring Business Park

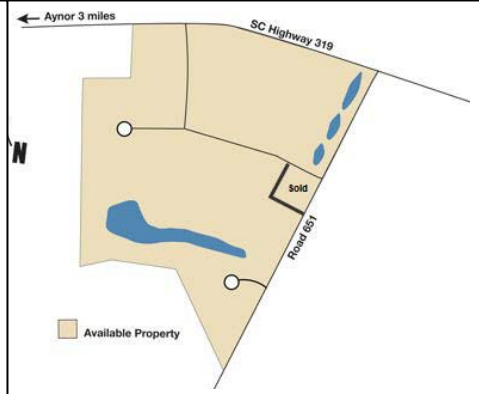
58,000 Sq. Ft.

Certified Park

SC Highway 319



MYRTLE BEACH
REGIONAL
ECONOMIC
DEVELOPMENT
Building for the Future



843 347 4604 *Office*
843 347 2292 *Fax*
800 844 4983 *Toll Free*

2431 Highway 501 East
Conway, SC 29526

BUILDING INFORMATION

In City Limits	No	Sewer Provider	Grand Strand Water & Sewer
County	Horry	Sewer line size/Capacity	8" - gravity
State	SC	Electric Provider/Capacity	Horry Electric Coop.
Map Available	Yes	Fiber Optics Provider	Horry Telephone
Aerial Photo Available	Yes	Telephone	Horry Telephone
Office Square Feet		Nearest Interstate	I-95, 36 miles / I-20, 42 miles
Manufacturing Sq. Ft.	58,000	Alternate Highway	Hwy. 501
Total	58,000 - expandable	National Airport	MB International - 27 miles
Site Acreage (+/-)*	3.75 - expandable	Local Airport	Conway-Horry County - 13 miles
Previous Use	New mfg./warehouse facility	Port - name & distance	Charleston, Georgetown, Wilmington
Year Built	2010	Rail - name & distance	CSX - 7 miles
Condition	Excellent	Sale Only	no
Multi-Tenant	Yes	Sale Price	\$1.8 million
Floor (type, thickness)	To suit	Lease Only	no
Walls (type)	Insulated Concrete Panels	Lease Price*	negotiable
Column Spacing	40' x 40' / Steel	Lease Terms	negotiable
Roof	Insulated Rubber	Building expandable?	Yes
Clear Height Eaves / Center	28'	Millage Rate	.2791
Sprinkler/Wet.Dry/%	To suit	Zoning	Industrial
Heated portion %	To suit	Tax Map#	
AC portion %	To suit	Tax District	26
Lighting (type)	To suit	Foreign Trade	
Truck Docks	3	Fire Rating	6
Drive-In Doors	1	Comments:	Located in certified park! Incentives Available
Water Provider	GWSA	Contact Name	Bill Britton
Water Line Size	10 "	Contact Number	843-347-4604 / 843-421-6360
Gas	Propane Available		