

**Ponders Point - 20,000 sq. ft**  
**GPS Coordinates 33.952144,-79.025920**

6201 Hwy 701  
 Conway, SC 29526



843 347 4604 *office*  
 843 347 2292 *fax*  
 800 844 4983 *toll free*

2431 Highway 501 East  
 Conway, SC 29526



**BUILDING DETAILS**

<b>In City Limits</b>	No
<b>County</b>	Horry
<b>State</b>	SC
<b>Map Available</b>	Yes
<b>Arial Photo Available</b>	Yes
<b>Office Sq. Ft.</b>	1,000
<b>Manufacturing Sq. Ft.</b>	19,000
<b>Total Sq. Ft.</b>	20,000
<b>Site Acreage (+/-) *</b>	2.79
<b>Year Built</b>	2008
<b>Condition</b>	New
<b>Multi-Tenant</b>	Yes
<b>Floor (type, thickness)</b>	Concrete, 6"
<b>Walls</b>	Metal
<b>Columns</b>	Clear span
<b>Roof</b>	Metal
<b>Clear Height Eaves</b>	20'
<b>Clear Height Center</b>	24'
<b>Sprinkler</b>	Yes
<b>Heat Portion</b>	1,000
<b>A.C.</b>	1,000

<b>Lighting</b>	21 high bay fixtures
<b>Truck Docks</b>	2, 14'x14'
<b>Drive in Doors</b>	2, 14'x14'
<b>Water</b>	Available
<b>Water-line size</b>	1"
<b>Gas</b>	Yes
<b>Sewer</b>	Yes
<b>Sewer line size</b>	4"
<b>Electricity</b>	800 amp, 3 phase 208
<b>Fiber Optics</b>	Yes
<b>Nearest Interstate</b>	I-95
<b>Alternate Highway</b>	Hwy 501, Hwy 701, Hwy 22
<b>National Airport</b>	MB International
<b>Local Airport</b>	Conway Airport
<b>Port</b>	Wilmington/Charleston
<b>Sale Price</b>	1,200,000
<b>When Available</b>	60 days
<b>Zoning</b>	CFA
<b>Tax Map#</b>	083-00-02-137
<b>Comments</b>	New building in New Industrial Park... located on Hwy. 701 – easy access to Hwy. 22....More property available
<b>Contact Name</b>	Hugh Owens
<b>Contact Number</b>	843-347-4604
<b>Active</b>	Yes