

MANUFACTURING FACILITY AVAILABLE

LORIS MANUFACTURING FACILITY

3650 Ralph Ellis Boulevard
Loris, South Carolina 29569



- 70,300 sq. ft. manufacturing facility on 17 acres
- 3 Phase zoned power
- \$55.48 per foot = Priced below replacement cost
- 4 bay loading area allows for maximum distribution

Table of Contents

PROPERTY OVERVIEW

CLOSE PROXIMITY TO DISTRIBUTION CHANNELS

CENTRALLY LOCATED TO SERVICE A GROWING CAROLINAS AREA

AERIAL VIEW

PHOTOS

BROKER PROFILE

PROPERTY OVERVIEW

LORIS MANUFACTURING FACILITY



3650 Ralph Ellis Boulevard

Loris, South Carolina 29569

Parcel Size: 17 acres

Building Size: 70,300

Price: \$3,900,000

Zoning: Industrial

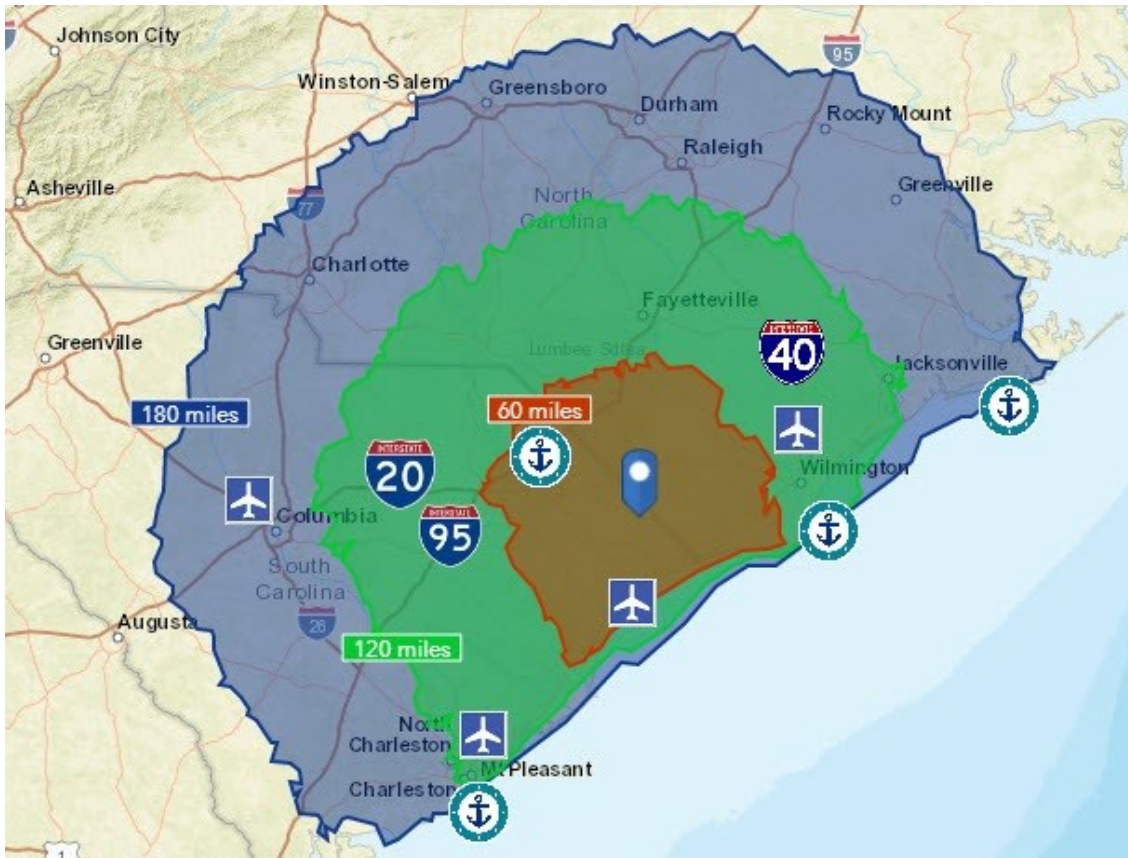
Zoning Jurisdiction: City of Loris

Tax Map Number: 048-00-01-130

- Central to 3 regional ports and convenient to 2 major interstates
-

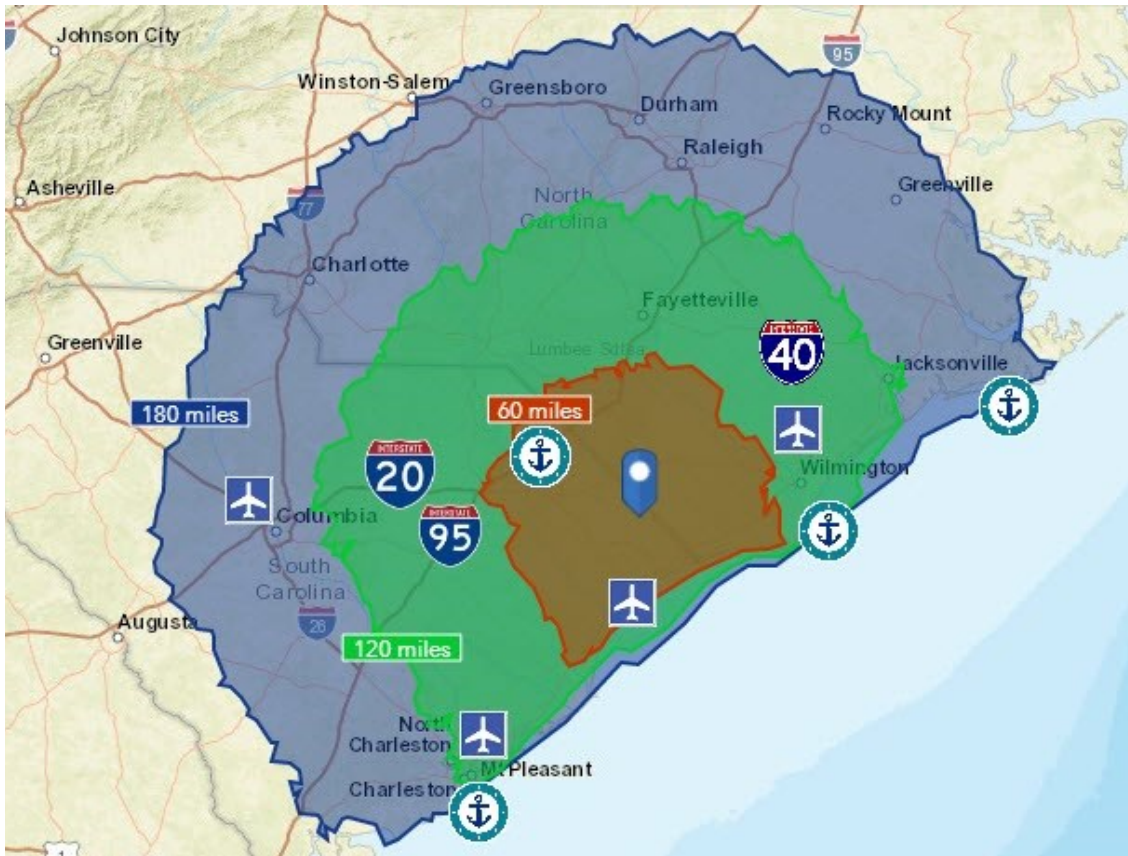
Slab Thickness	6"
Eave Heights	24'
Clear Height	25'
Loading Docks	4
Door Height	12'
Sprinkler System	100%
Climate Controlled	7,000 square feet
Power Capacity	3-Phase / Zoned
Lighting System	LED
Water Provider	Grand Strand Water & Sewer
Power Provider	Santee Cooper
Exhaust System	3-Turbine
Warehouse Space	70,225
Office Space	10,000
Office Buildout	Current floor plan was built out in 2004 to accommodate 25 offices(each with a window), a large breakroom, 2 conference rooms, a bullpen-style work area, sampling room, interior storage rooms, 2 storage closets, and a reception area.
Expansion Capacity	Up to 200,000 sq. ft. total

CLOSE PROXIMITY TO DISTRIBUTION CHANNELS



TRANSPORTATION HUB	DISTANCE(MILES)
US Highway 74	24
Myrtle Beach International Airport(MYR)	39.7
Inland Port-Dillon	42.3
Interstate 95	47
Port of Georgetown, SC	58.8
Interstate 20	59.7
Wilmington International Airport(ILM)	75.1
Port of Wilmington, NC	76.6
Interstate 40	79
Port of Charleston, SC	118
Charleston International Airport(CHS)	124
Port of Morehead City, NC	158

CENTRALLY LOCATED TO SERVICE A GROWING CAROLINA SERVICE AREA



MILEAGE RADIUS	2010 POPULATION	GROWTH RATE	2018 ESTIMATED POPULATION
60	716,248	1.71%	834,327
120	2,904,671	1.42%	3,297,687
180	9,810,437	1.88%	11,600,822

AERIAL VIEW



RECEPTION AREA



INTERIOR HALLWAY





SAMPLE / WORK ROOM

CLIMATE CONTROLLED STORAGE





3 PHASE / ZONED POWER

CLIMATE CONTROLLED STORAGE

