

MANUFACTURING FACILITY AVAILABLE

# LORIS MANUFACTURING FACILITY

3650 Ralph Ellis Boulevard  
Loris, South Carolina 29569



- 80,225 sq. ft. manufacturing facility on 17 acres
- 3 Phase zoned power
- \$52.35 per foot = Priced below replacement cost
- 4 bay loading area allows for maximum distribution

Courtesy of: Adam Cates, CCIM  
1039 44th Avenue North, Suite 203  
Myrtle Beach, SC 29577

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# PROPERTY OVERVIEW

## LORIS MANUFACTURING FACILITY



3650 Ralph Ellis Boulevard

Loris, South Carolina 29569

Parcel Size: 17 acres

Building Size: 80,225

Price: \$4,200,000

Zoning: Industrial

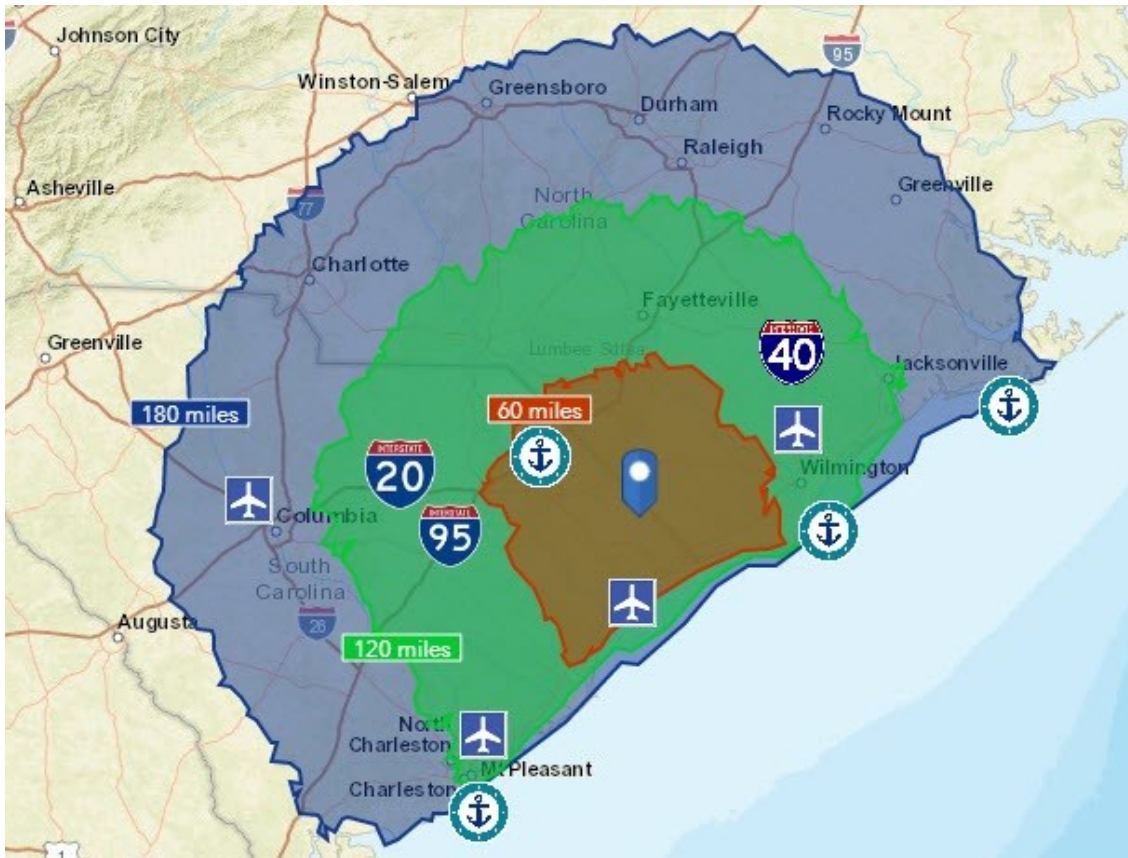
Zoning Jurisdiction: City of Loris

Tax Map Number: 048-00-01-130

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

<b>Slab Thickness</b>	6"
<b>Eave Heights</b>	24'
<b>Clear Height</b>	25'
<b>Loading Docks</b>	4
<b>Door Height</b>	12'
<b>Sprinkler System</b>	100%
<b>Climate Controlled</b>	7,000 square feet
<b>Power Capacity</b>	3-Phase / Zoned
<b>Lighting System</b>	LED
<b>Water Provider</b>	Grand Strand Water & Sewer
<b>Power Provider</b>	Santee Cooper
<b>Exhaust System</b>	3-Turbine
<b>Warehouse Space</b>	70,225
<b>Office Space</b>	10,000
<b>Office Buildout</b>	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.
<b>Expansion Capacity</b>	Up to 200,000 sq. ft. total

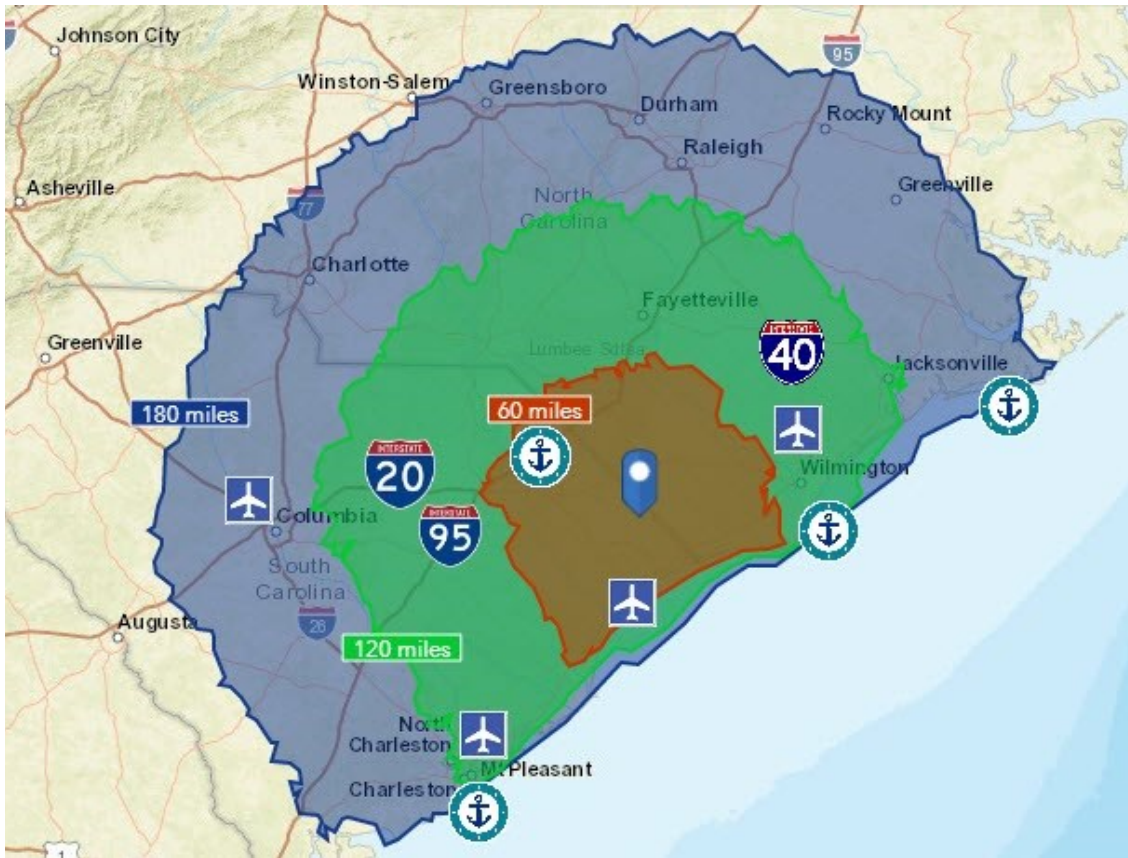
# CLOSE PROXIMITY TO DISTRIBUTION CHANNELS



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

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CLIMATE CONTROLLED STORAGE







3 PHASE / ZONED POWER

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## CLIMATE CONTROLLED STORAGE



## BROKER PROFILE

### Adam Cates, CCIM



Senior Advisor

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Adam Cates, CCIM serves as Senior Advisor with Tradd Commercial and focuses on the commercial brokerage market in the Myrtle Beach, South Carolina MSA. Beginning his career in 2006, Adam has secured over 200 transactions totaling an excess of \$70 million. He focuses on the sale and leasing of office properties, development sites, and commercial buildings, and has assisted many national users with site selection needs to include New York Life, Progressive Insurance, AT&T, State Farm, ITT Technical College, Verizon and Wal-Mart. Since 2010, Adam has assisted 13 financial institutions with their REO disposition needs.

A licensed real estate agent in North and South Carolina, Adam received the Certified Commercial Investment Member (CCIM) designation in 2013. He is a graduate of the University of North Carolina at Charlotte with a B.A. in Communications and Public Relations.

Adam is a member of Surfside Presbyterian Church, and has participated in various civic organizations. He has been involved in local and state politics, and has served as the Chairman of the South Carolina Federation of Young Republicans and on the board of the South Carolina Republican Party. He is an executive office and board member at the Coastal Carolina Association of Realtors where he is a founding member of the Commercial Investment Division. He also serves on the board of directors for the South Carolina CCIM chapter.