

FOR SALE
**80,225 SF Manufacturing & Distribution
Center on 17 acres**

located in the Loris Commerce Center

Loris, South Carolina

Asking Price: \$5,631,000



Integra Fabrics Facility – 3650 Ralph Ellis Blvd

- 80,225 square feet of office, manufacturing, and warehouse space with ability to expand to 200,000 sq ft
- Located off Highway 701 in the Loris Commerce Park in Loris, SC close to the NC/SC Border
- Other Park Tenants Include: Accent Stainless Steel, Carolina Foods, Horry State Bank, and Blanton Supply
- +/- 17 acres for future expansion or able to be subdivided
- TMS# 048-00-01-130 (Horry County/City of Loris)
- Approximately 60,000 SF of Warehouse/Manufacturing Space with 25+ feet Eave Height
- Approximately 20,000 SF of Office Space on One Floor
- 6" slab throughout
- 4 Loading Docks
- Metal and Masonry Construction with Metal Roof
- Upgraded Energy-Efficient LED Lighting system & turbine powered air ventilation in manufacturing area. 7,000 sq ft of climate controlled warehouse space
- 3 phased power & 100% Sprinkler Coverage



45-minute Drive Time Demographics from Facility

- 2017 Population (Estimate): 314,614
 - Over 65% between the ages of 16-64
- Per Capita Income: \$24,864
- Over 86% of Population with a High School Diploma or Greater
- Employment Sectors
 - White Collar: 53.2%
 - Blue Collar: 20.6%
 - Services: 26.1%



GARDEN DR

RALPH ELUS BLVD

N HWY 701

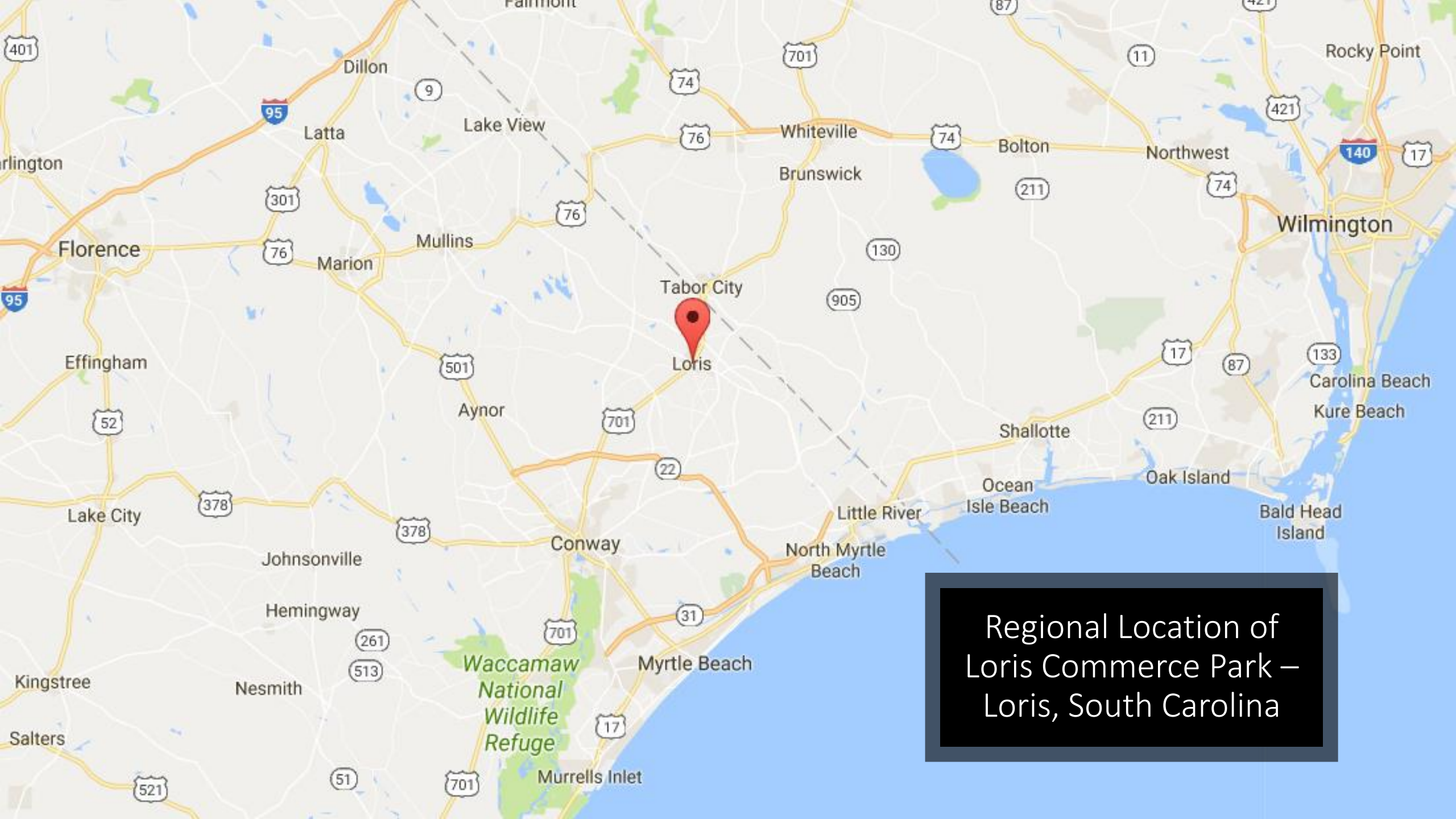
WINDY RIDGE LN

WINN RD

BAY CIRCLE DR

ALLEN ST

Location of Facility in Loris Commerce Park



Regional Location of Loris Commerce Park – Loris, South Carolina

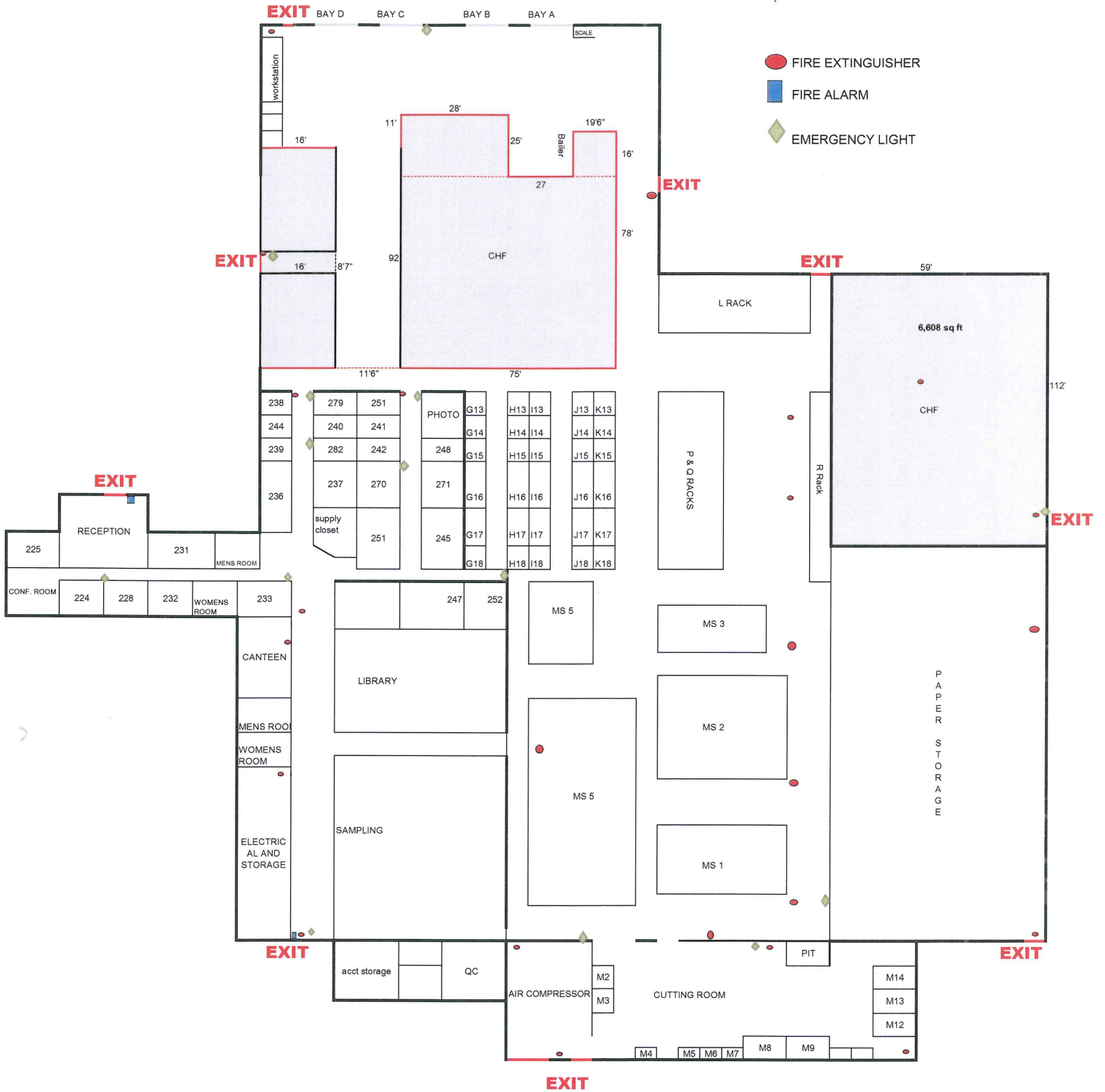








INTEGRA FABRICS EVACUATION PLAN



Contact Information

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