

FOR SALE



**CINDY
FOX MILLER
& ASSOCIATES**

presents

**3683 Ralph Ellis Blvd
Loris, South Carolina 29569**

A 4 year old, well designed and highly functional, 50,000 sq ft light industrial use building located in the Loris Industrial Park.

Cindy Fox Miller

GRI, CRS, CBR, CHLMS, e-PRO
Cindy@CindyFoxMiller.com
Licensed as Cynthia F. Miller

kw WESTERN
UPSTATE
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KELLERWILLIAMS
Luxury
INTERNATIONAL

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Listing Website: <https://bit.ly/2CfqLgw>



INDUSTRIAL

Property Overview

Property Address	3683 Ralph Ellis Blvd, Loris, SC
Tax Map PIN	176-06-02-0001
Property Type	Industrial
Property Subtype	Warehouse
Class	A
Year Built	2016
Building Size	50,000 SF
Expansion Capacity	Additional 20,000 SF warehouse space
Land Size	8.98 Acres
Ceiling Height	28' clear in warehouse 9' in offices
Floor System	10,000 SF with 8" concrete slab 40,000 SF with 6" concrete slab
Walls	Steel frame with Tilt-up masonry Exterior
Sprinkler System	Wet system
Trucking Access	2 Drive-in doors 1 Dock high door
Electric Power	3 phase 1,600 amps
HVAC	Radiant heat, exhaust fans in the warehouse 2 full HVAC in office area 4-ton & 3-ton system
Parking	33 asphalt paved parking space
No. Stories	1
Opportunity Zone	Yes
Listing Price	\$2,395,000



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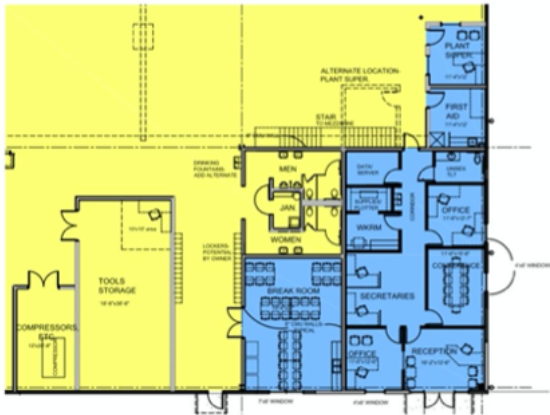
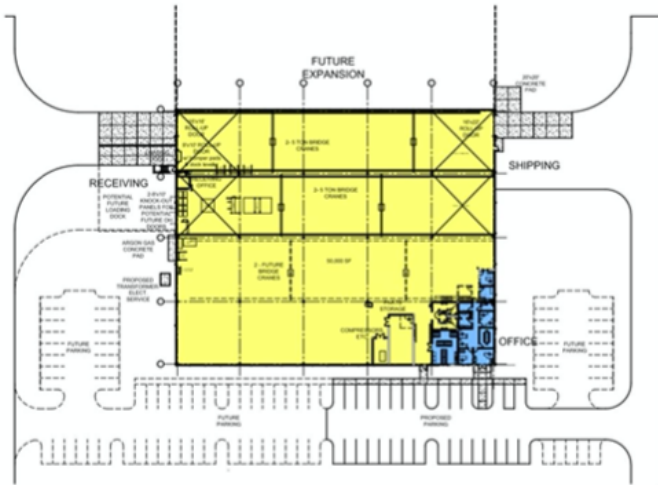
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UPSTATE
KELLERWILLIAMS

Phone: (864) 238-9100

Email: cindy@cindyfoxmiller.com

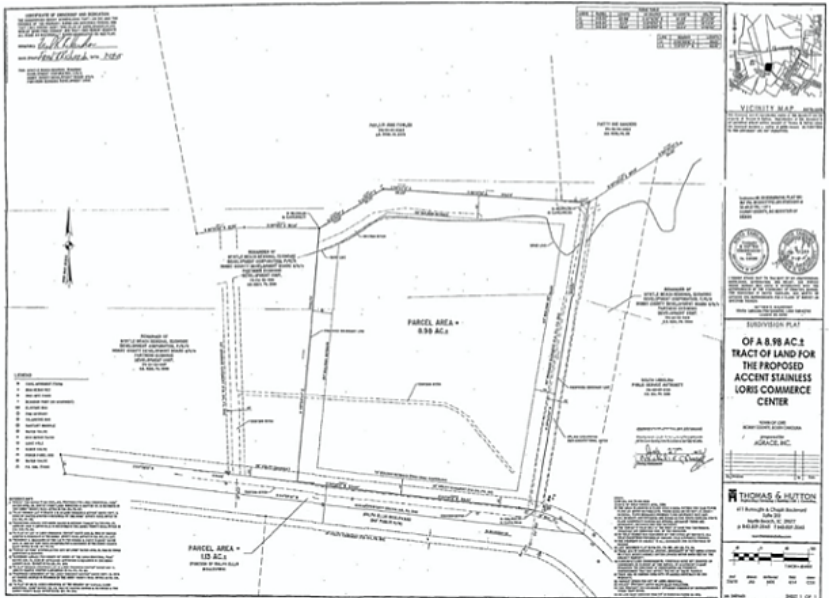
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Floor Plans



2298 SF OFFICE AREA, BREAK ROOM, ETC.- CONDITIONED

Plat Map



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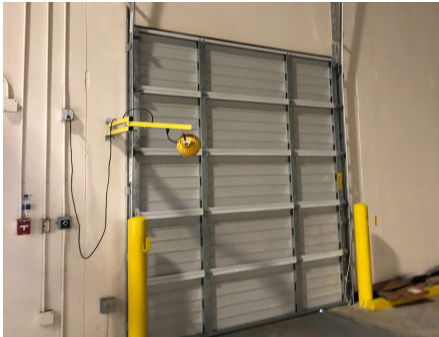
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Photos



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Nearby Ports



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Loris Industrial Park

Additional Acreage Available

\$10,000 per Acre



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