

# MDT SPEC BUILDING

## @ ASCOTT VALLEY INDUSTRIAL PARK



4701 ADRIAN HIGHWAY, CONWAY, SC 29526  
33.946275, -79.00845



99,360 SF (EXPANDABLE TO 153,360 SF)

### INFRASTRUCTURE + BENEFITS



Fastest growing county in  
South Carolina, 5th in United States



25 miles to Myrtle Beach  
International Airport



51 miles to Inland Port in Dillon, SC  
100 miles to Port of Charleston, SC  
86 miles to Port of Wilmington, NC



50 miles to Interstate 95



**DELIVERY: Q3/ 2024**

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**SITE PLAN:** 4701 ADRIAN HWY, CONWAY, SC 29526  
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## BUILDING SPECIFICATIONS

<b>DIMENSIONS:</b>	216' X 460'
<b>ACRES:</b>	9.9
<b>CONSTRUCTION:</b>	TILT - UP CONCRETE
<b>DOCK DOORS:</b>	THIRTEEN (13) 9' X 10'
<b>DRIVE-IN DOORS:</b>	ONE (1) 12' X 14'
<b>TRUCK COURT:</b>	200' DEPTH
<b>CLEAR HEIGHT:</b>	32' 6" AT FIRST COLUMN
<b>COLUMN SPACING:</b>	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

<b>OFFICE:</b>	TO SUIT TENANT
<b>FLOORS:</b>	6" 4000 PSI CONCRETE
<b>HVAC:</b>	TO SUIT TENANT
<b>ROOF:</b>	TPO MEMBRANE
<b>ELECTRIC/LIGHTING:</b>	1600 AMP/LED LIGHTING
<b>FIRE PROTECTION:</b>	TO SUIT TENANT
<b>AUTO PARKING:</b>	TO SUIT TENANT (75+)

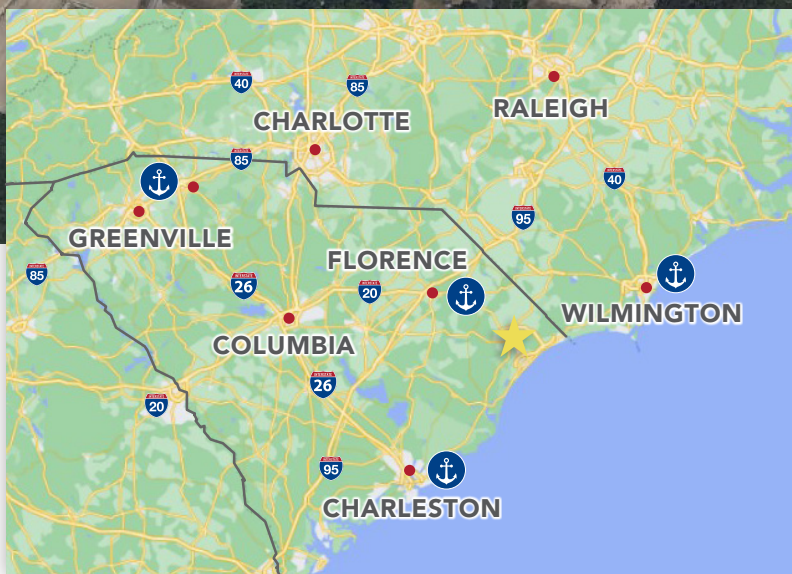


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-  LOCATION OF PROPERTY
-  MAJOR CITIES
-  PORTS



**BRIAN NASH**  
SENIOR VICE PRESIDENT  
(864) 415-2039  
bnash@marlborodevelopment.com

**KYLE EDNEY**  
EXECUTIVE VICE PRESIDENT  
(828) 243-3142  
kedney@marlborodevelopment.com