

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



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



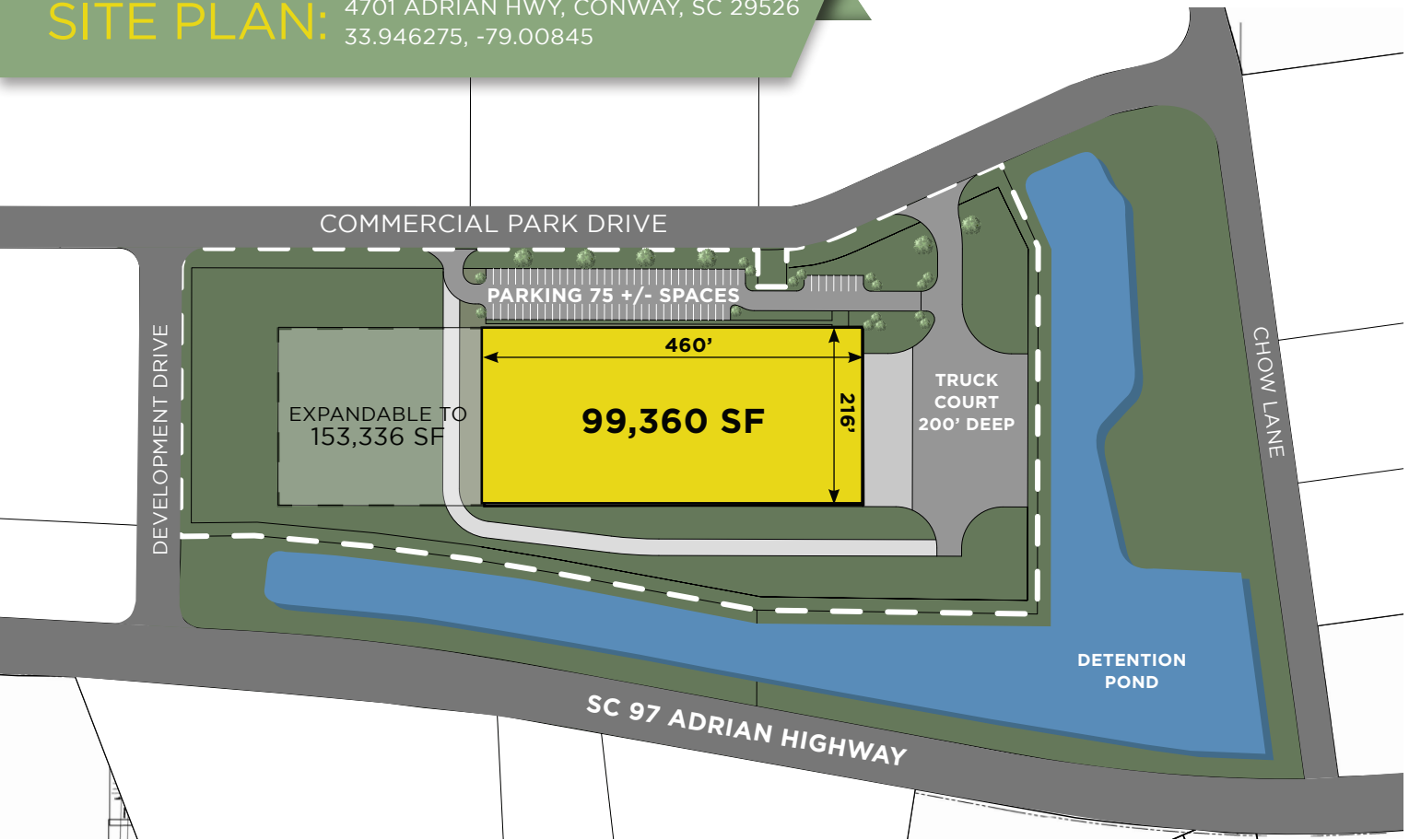
DELIVERY: Q1/ 2024

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

DIMENSIONS:	216' X 460'
ACRES:	9.9
CONSTRUCTION:	TILT - UP CONCRETE
DOCK DOORS:	ELEVEN (11) 9' X 10'
DRIVE-IN DOORS:	ONE (1) 12' X 14'
TRUCK COURT:	200' DEPTH
CLEAR HEIGHT:	32' 6" AT FIRST COLUMN
COLUMN SPACING:	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

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

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LOCATION OF PROPERTY



SHIPPING PORT



**INTERNATIONAL
AIRPORT**



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

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