

Available for Sale or Lease

100,500 SF on 17.26 Acres

\$3,950,000

Winding Woods Commerce Park,
4756 Highway 78, Saint George, SC 29477 (Charleston, SC MSA)

Suited for all types of Manufacturing
and Distribution including
Automotive
and Aircraft Related Suppliers.



Property Highlights

- ◆ Dorchester County developed speculative industrial building and industrial park designed to attract additional industry, jobs and investment to the community.
- ◆ Expandable up to 300,000 SF or greater
- ◆ Water, sewer, natural gas and power serve the site.
- ◆ Rail runs parallel to Hwy. 78 operated by Norfolk Southern Railroad with direct access to the Port of Charleston
- ◆ Located in the Class "A" Industrial Campus: Winding Woods Commerce Park

Distance to I-95:	4 Miles
Distance to I-26:	9 Miles
Distance to Port of Charleston:	50 Miles
Distance to Port of Savannah:	90 Miles
Distance to Distance to Summerville:	28 Miles
Distance to Distance to Orangeburg:	33 Miles



25 Calhoun St. #220 | Charleston, SC 29401 | 843.535.8600



615 S. College St. #450 | Charlotte, NC 28202 | 704.208.5858

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Size:	100,500 SF
Basic Dimensions:	400' x 251'3"
Lot Size:	17.26 Acres
Parking:	The parking area has been paved and marked for 4 spaces for demonstration purposes. Preliminary design can accommodate 84 paved, marked and lighted spaces.
Construction:	<u>Floors:</u> - Designed for a flexible concrete and stone base section up to a combined total of 12" thick. For demonstration purposes, a 2,500 SF section of the concrete floor slab has been installed. The remainder of the plant area has a 4" aggregate base over a polyethylene vapor barrier. The plant floor to be finished to meet user's specifications. <u>Walls:</u> 8" insulated precast concrete wall panels. The interior and exterior wall panels have been painted with the exception of the rear expansion wall panel. Exterior of the rear wall is painted main color but no scheme. Interior is white. <u>Ceilings:</u> - Exposed steel beams and joists under a corrugated metal deck. Deck varies 18-22 Ga. <u>Roof:</u> - TPO roof membrane with a 3.5" rigid R-20 ISO insulation, mechanically fastened. Design loads = 18 PSF live 15 PSF dead 7.5 PSF collateral 5 PSF miscellaneous <u>Slope:</u> 1/4" / 12"
Ceilings:	32' - 37'2" clear below the main beams
Column Spacing:	50' x 50' (48'9" end bay spacing) End bay at expansion wall is 50' for no odd interior bay spacing if expanded.
Columns:	8" & 10" HSS tube columns

Ventilation:	2 – 51,000 SCFM louvered centrifugal wall mounted fans with timed moisture switch
Power:	Source: Edisto Electric Cooperative 115 kv primary distribution line with substation on site
Water:	Source: Dorchester County Water Authority 12" main
Sewer:	Source: Dorchester County Water and Sewer 12" main (gravity)
Gas:	Source: SCE & G 4" high pressure main
Heat:	To be installed to user's specifications
Air Conditioning:	To be installed to user's specifications
Lighting:	Limited demonstration lighting is installed along with clerestory windows along side walls. A full lighting schedule can be completed to user's specifications
Floor Drains:	To be installed to user's specifications
Sprinkler:	To be installed to user's specifications
Truck Loading:	East Wall: Four (4) – 9'x10' dock high loading doors stubbed to accommodate load levelers Four (4) – 9' x 10' knock-out panels to accommodate future loading positions One (1) – 12' x 14' overhead drive-in door
Zoning:	Industrial
Last Use:	Industrial shell building
Miscellaneous:	Plans available upon request

Tenant/Buyer requirements can be incorporated in construction for transactions completed prior to delivery



For further information, please contact our exclusive agents:

Peter Fennelly, SIOR MCR SLCR, President
843.535.8600 peter.fennelly@bridge-commercial.com

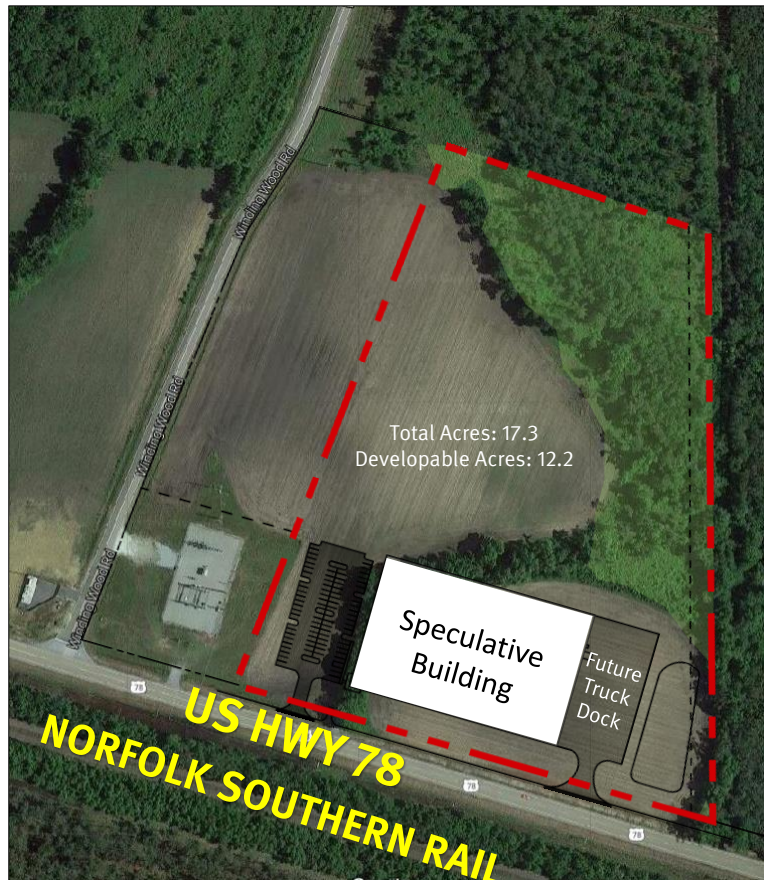
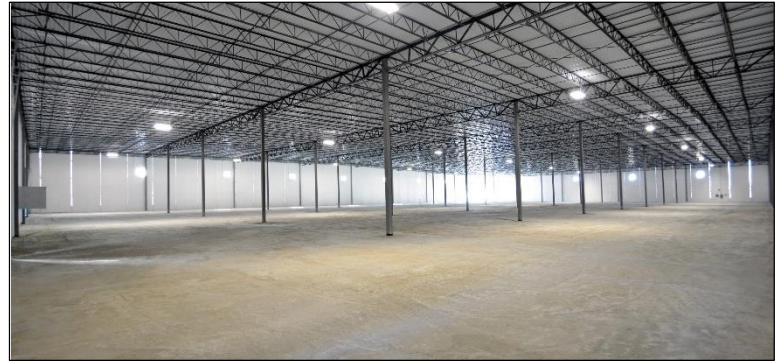
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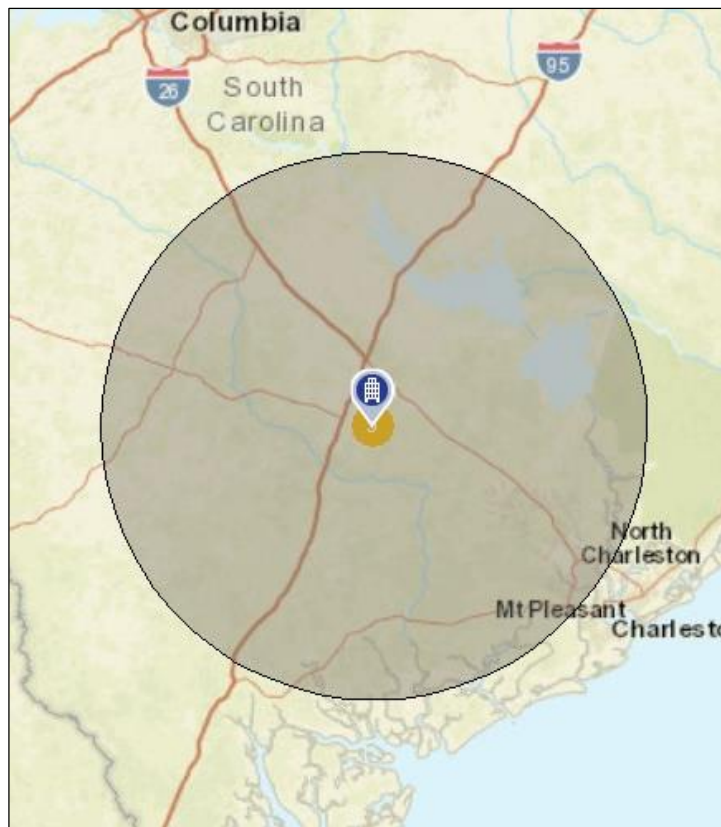
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This labor data reflects a **40-Mile Radius** around the Winding Woods Speculative Building.

BASE LABOR AVAILABILITY

Population	811,781
Projected Population Growth (5 year)	6.3%
Labor Force	399,933
Labor Force Participation Rate (among working age)	75.5%

This labor summary is generated from ZIP code level data and as a result, it includes data from ZIP codes that fall entirely or partially within the selected area.



AVAILABLE INDUSTRIAL WORKFORCE

	Rate in Selected Region	Estimated Available Workforce	South Carolina Rate
Overall Underemployment	16.2%	58,414	16.2%
Blue Collar Underemployment	15.4%	16,410	15.5%
White Collar & Service Underemployment	16.5%	42,003	16.5%
Production & Distribution Underemployment	19.5%	9,259	20.2%
Engineering, Science & IT Underemployment	10.8%	1,746	11.3%
Overall Manufacturing Underemployment	14.4%	4,070	14.5%



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