

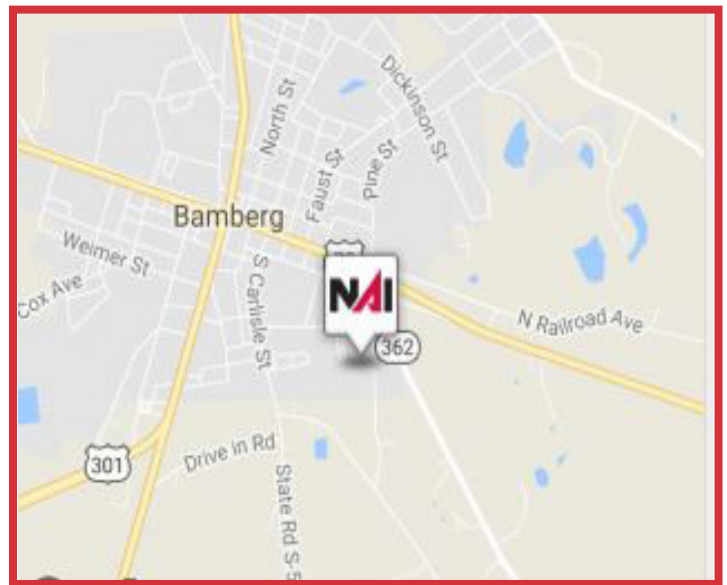


Tobul Industrial Building

186 Accumulator Drive, Bamberg, SC 29003

Property Features

- ±50,170 SF
- Clean room ±400 SF
- Lot size ±5 acres
- 4 dock doors
- 3 drive-in doors
- 100% heated / air-conditioned
- Ceilings: 12' - 22'
- 10 cranes
- 79 miles to Port of Charleston
- 56 miles to Columbia Metro Airport
- 25 miles to I-26



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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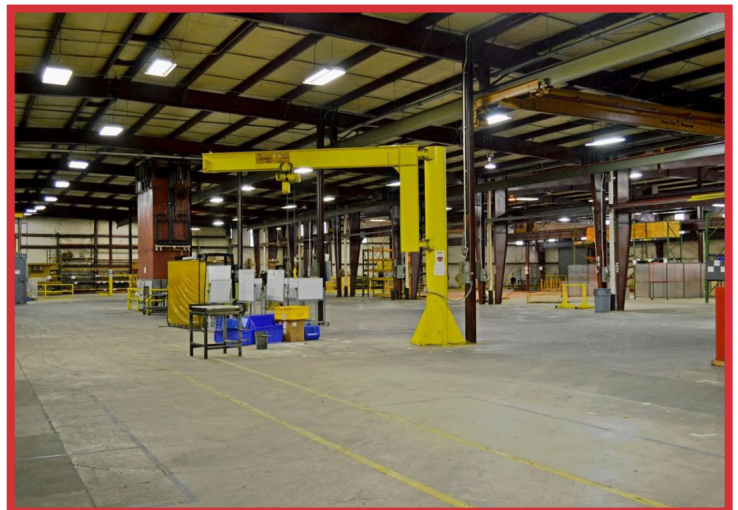
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Property Name:	Tobul Industrial Building
Property Description:	Heavy manufacturing facility
Property Address:	186 Accumulator Drive, Bamberg, SC 29003
Tax Map #:	0087-07-03-002
Building Size (Total):	±50,170 SF
Available Space:	±50,170 SF
# of offices:	None present
Clean Room:	±400 SF
Building Dimensions:	Non-traditional
Year Built:	1987
Year Remodeled:	2004
Lot Size:	±5 Acres
Construction:	Masonry, Metal
Condition:	Great
Zoning:	None; Bamberg County
City Limits:	Yes
Ceiling Height:	Office - 12'; manufacturing facility - 22' at center
Roof:	Metal
Floor:	6" slab thickness
Signage:	Available
Lighting:	Fluorescent
# of Drive-in Doors	3
# of Dock Doors:	4
Parking:	100 spaces; 10 trailer parking spaces
Cranes:	10
Gas:	Bamberg Board of Public Works (connected)
Water:	Bamberg Board of Public Works
Sewer:	Bamberg Board of Public Works
Power:	Bamberg Board of Public Works
Telecomm Provider:	Service not available
Alternative Gases:	None available
Heat:	100%
Air-Conditioning:	100%
Sprinklers:	No

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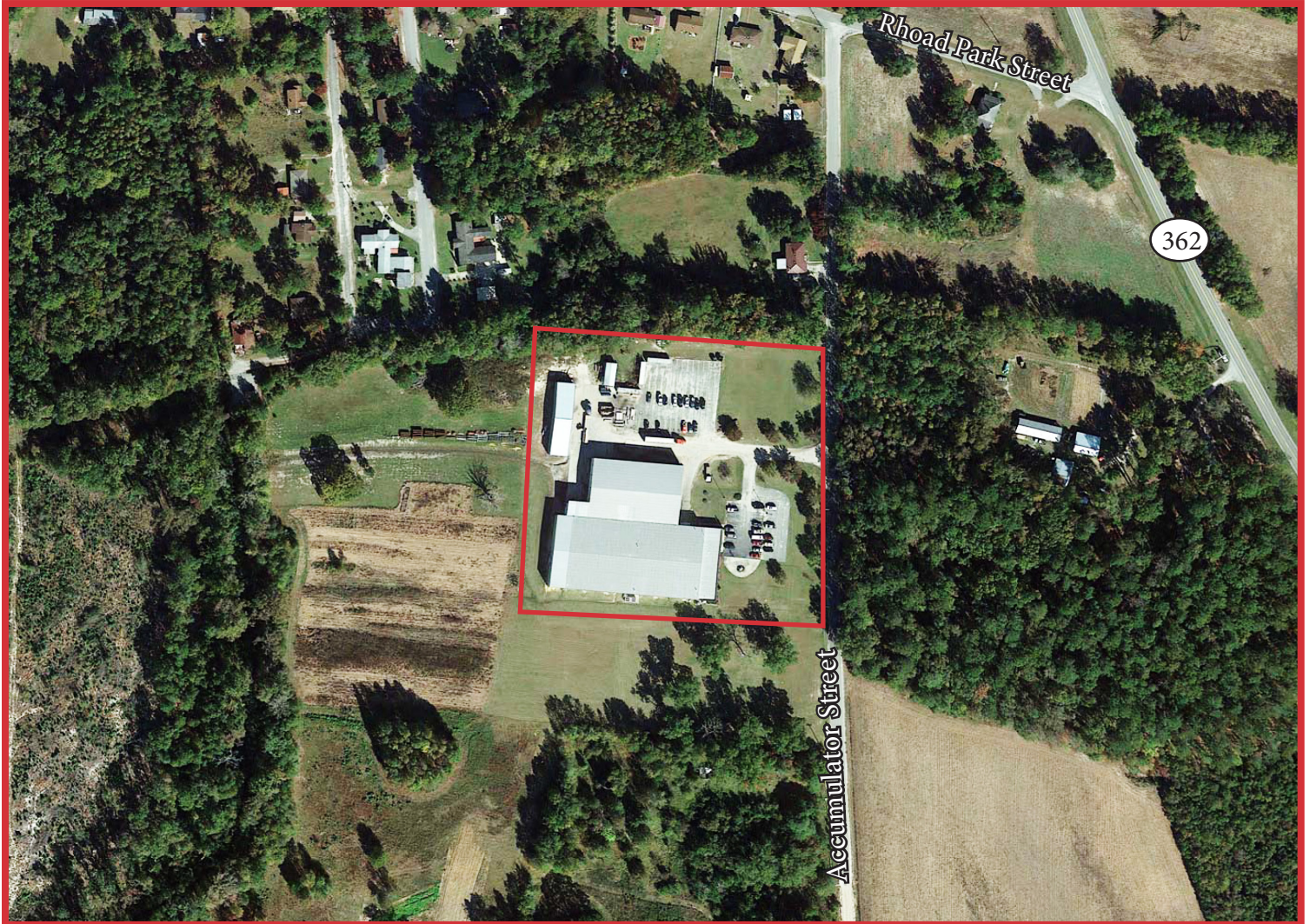
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