

# Available for Sale or Lease

100,500 SF on 17.26 Acres



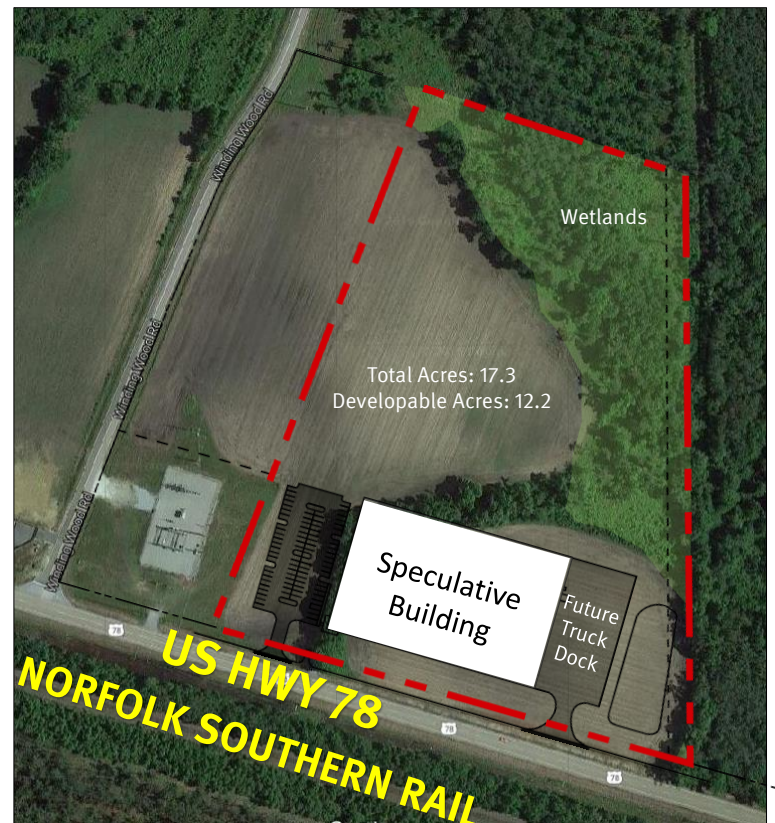
**Winding Woods Commerce Park,  
4756 Highway 78, Saint George, SC 29477 (Charleston, SC MSA)**

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 if “L-shaped”
- ◆ Ceiling heights of 32’ clear and flexible 50’ x 50’ column and bay spacing
- ◆ Water, sewer, natural gas and power serve the site.
- ◆ Port access to the 2 largest Southeast US ports, within 50 miles of the Port of Charleston and 90 miles to the Port of Savannah
- ◆ Rail runs parallel to Hwy 78 operated by Norfolk Southern Railroad with direct access to the Port of Charleston
- ◆ I-95 – 4 miles to the West and I-26 – 9 miles Northeast of the site



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<b>Size:</b>	100,500 SF
<b>Basic Dimensions:</b>	400' x 251'3"
<b>Lot Size:</b>	17.26 Acres
<b>Parking:</b>	The parking area has been paved and marked for 4 spaces for demonstration purposes. Preliminary design can accommodate 84 paved, marked and lighted spaces.
<b>Construction:</b>	<p><u>Floors:</u></p> <ul style="list-style-type: none"><li>◆ Designed for a flexible concrete and stone base section up to a combined total of 12" thick.</li></ul> <p>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.</p> <p><u>Walls:</u></p> <ul style="list-style-type: none"><li>◆ 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.</li></ul> <p><u>Ceilings:</u></p> <ul style="list-style-type: none"><li>◆ Exposed steel beams and joists under a corrugated metal deck. Deck varies 18-22 Ga.</li></ul> <p><u>Roof:</u></p> <ul style="list-style-type: none"><li>◆ TPO roof membrane with a 3.5" rigid R-20 ISO insulation, mechanically fastened.</li></ul> <p>Design loads = 18 PSF live 15 psf dead 7.5 psf collateral 5 psf miscellaneous</p> <p><u>Slope:</u></p> <ul style="list-style-type: none"><li>◆ 1/4" / 12"</li></ul>
<b>Ceilings:</b>	32' - 37'2" clear below the main beams
<b>Column Spacing:</b>	50' x 50' (48'9" end bay spacing) End bay at expansion wall is 50' for no odd interior bay spacing if expanded.
<b>Columns:</b>	8" & 10" HSS tube columns

<b>Ventilation:</b>	2 – 51,000 SCFM louvered centrifugal wall mounted fans with timed moisture switch
<b>Power:</b>	Source: Edisto Electric Cooperative 115 kv primary distribution line with substation on site
<b>Water:</b>	Source: Dorchester County Water Authority 12" main
<b>Sewer:</b>	Source: Dorchester County Water and Sewer 12" main (gravity)
<b>Gas:</b>	Source: SCE & G 4" high pressure main
<b>Heat:</b>	To be installed to user's specifications
<b>Air Conditioning:</b>	To be installed to user's specifications
<b>Lighting:</b>	Limited demonstration lighting is installed along with clerestory windows along side walls. A full lighting schedule can be completed to user's specifications
<b>Floor Drains:</b>	To be installed to user's specifications
<b>Sprinkler:</b>	To be installed to user's specifications
<b>Truck Loading:</b>	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
<b>Zoning:</b>	Industrial
<b>Last Use:</b>	Industrial shell building
<b>Miscellaneous:</b>	Plans available upon request

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

**Newmark Knight Frank**



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