

SITES AND BUILDINGS

AstenJohnson



Tax Map: 147-00-00-015
Location: 1310 N. Jefferies Highway
Total Acres: 9 acres (3.64 hectares)
Adjacent 3 acres (1.24 hectares) available

Square Footage:
10,000 sq. ft. Office (929.03 sq. m)
240,000 sq. ft. Mfg./Whse (22,296.73 sq. m)
250,000 sq. ft. Total (23,225.76 sq. m.)

Year Built: 1956 (later additions)

Construction:

Dimensions: 550' x 425'
Floors: 8" reinforced concrete
Walls: Concrete blocks / brick / steel structure
Roof: Insulated rubber membranes
Height: 20' at eaves; 22' at center
Lighting: Florescent and Metal Halide
Columns / Bay spacing: 40' x 40'

HVAC: Many bays air conditioned

Sprinkler: 85% Wet Sprinkler

Truck Docks: 4 Docks, 2 Drive-in Doors

Fire Protection Rating: ISO-4

Zoning: Heavy Industrial

Interstate 95: 5 miles

Utilities:

Water: City of Walterboro

Sewer: City of Walterboro

Gas: South Carolina Electric & Gas

Power: South Carolina Electric & Gas

Other: 22 cranes (two 20-ton)

Ports / Airports:
Charleston, SC / Savannah, GA—1 hour

Lease Price: \$2.15 PSF NNN



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