

# SITES AND BUILDINGS

## N & N Bearing



**Tax Map:** 132-00-00-109; 132-00-00-131

**Location:** 1604 Anderson Road

**Total Acres:** 10 acres (4.05 hectares)

**Square Footage:**

4,325 Office (401.8 sq\_m)

108,575 Mfg./Warehouse (10,086.95 sq\_m)

112,900 Total (10,488.75 sq\_m)

**Construction:**

**Floors:** 6" Concrete (1.82 m)

**Walls:** Insulated Metal

**Roof:** Insulated Metal

**Columns:** 25' x 25' (7.62 m x 7.62 m)

40' x 26' (12.19 m x 7.92 m)

**Clear Height:** 19' 2" at Eaves (5.83 m)

17' 6" Under Beam (5.33 m)

24' at Center (7.32 m)

22' 6" Under Beam (6.89 m)

**Lighting:** Metal Halide, Sodium Vapor

**Heating:** 30% of Building

**Air Conditioning:** 30% of Building

**Sprinkler:** 56% of Sprinkler

**Truck Docks:** 6 Docks, 1 Drive-in Door

**Fire Protection Rating:** ISO-4

**Zoning:** Industrial

**Interstate 95:** 5 miles

**Utilities:**

**Water:** City of Walterboro

**Sewer:** City of Walterboro

**Gas:** South Carolina Electric & Gas

**Fiber Optics:** Palmetto Telephone Cooperative

**Power:** South Carolina Electric & Gas

**Ports / Airports:**

Charleston, SC / Savannah, GA—1 hour

**Price:** \$950,000 sale

\$1.50 / sq. ft. lease

**Comments:**

This building includes one 3-ton crane with a 40' span, 150' travel, and 11' clear under the hook. Also, there are eleven 2-ton cranes. In addition to the total building area are attached sheds totaling 15,537 square feet.



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520-A N. Jefferies Blvd. Walterboro, South Carolina 29488 e: [info@cceainc.com](mailto:info@cceainc.com)

ph: 843-549-9597 fx: 843-549-6937