

160 Cocoa Street  
 160 Cocoa Street  
 St. George, SC 29477

<b>County</b>	Dorchester
<b>Municipality</b>	City
<b>Zoning</b>	WI
<b>Tax Map ID</b>	045-00-00-124,056,062
<b>Landuse</b>	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

**Pricing**

<b>Pricing</b>	For Sale/Lease
<b>Sale Price</b>	\$2,100,000
<b>Annual Lease Rate</b>	\$2.10/sqft/year

**Details**

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	1961
<b>Building Condition</b>	Excellent
<b>Total Building Area</b>	88,750 Sq Ft
<b>Site Size</b>	19.40 Acres
<b>Building Dimensions</b>	Non-Traditional
<b>Slab Thickness</b>	Less than 6"
<b>Wall Material</b>	Undetermined



**Utilities**

<b>Water Provider</b>	Well
<b>Wastewater Provider</b>	Septic
<b>Natural Gas Provider</b>	SCE&G (Connected)
<b>Telecomm Provider</b>	AT&T
<b>Electric Provider</b>	SCE&G
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	Highway 78 (2 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-95 (7.00 Miles)	<b>Nearest Port</b>	Charleston (50.00 Miles)
<b>Nearest Commercial Airport</b>	Charleston International (40.00 Miles)	<b>Nearest Intermodal Facility</b>	CSX Charleston (43.00 Miles)

**Available Space Information 160 Cocoa St.**

<b>Available Area</b>	88,750 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	None Present	<b>Heated Area</b>	None
<b>Air Conditioned Area</b>	None	<b>Fire Suppression</b>	None
<b>Lighting</b>	Fluorescent	<b>Clear Height Range</b>	14' - 19'
<b>Drive-In Doors</b>	Undetermined	<b>Dock Doors</b>	4
<b>Approximate Auto Space Parking</b>	100	<b>Approximate Trailer Parking</b>	Undetermined
<b>Most Recent Use</b>	Manufacturing		

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Just right for business.

