

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	059-00-00-106.000
Landuse	Forestry/Undeveloped (N) Forestry/Undeveloped (S) Forestry/Undeveloped (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$3,950,000

Details

Tenancy	Single-Tenant (1 Building)
Year Built	2017
Building Condition	Excellent
Total Building Area	100,500 Sq Ft
Expandable To	300,000 Sq Ft
Site Size	17.26 Acres
Building Dimensions	Rectangular
Slab Thickness	To Suit
Wall Material	Concrete



Utilities

Water Provider	Dorchester County Water Authority
Wastewater Provider	Dorchester County Water and Sewer
Natural Gas Provider	SCE&G (Not Connected)
Telecomm Provider	Palmetto Rural Telephone
Electric Provider	Edisto Electric Cooperative
Alternative Gases	None Available

Transportation

Road Serving Building	HWY 78 W (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Interstate	I-26 (8.00 Miles)	Nearest Port	Charleston (47.00 Miles)
Nearest Commercial Airport	Charleston International (38.00 Miles)	Nearest Intermodal Facility	CSX Charleston (41.00 Miles)

Available Space Information 1

Available Area	100,500 Sq Ft	Minimum Area	Not Subdividable
Office Area	None Present	Heated Area	To Suit
Air Conditioned Area	To Suit	Fire Suppression	To Suit - 0%
Lighting	To Suit	Clear Height Range	32' - 37'
Drive-In Doors	1	Dock Doors	4
Approximate Auto Space Parking	84	Approximate Trailer Parking	Undetermined
Most Recent Use	Never Occupied		

Winding Woods Speculative Building (100,500 SF)

Dorchester County
Highway 78
St. George, SC 29477



South Carolina
Department of Commerce

Just right for business.

