

Williamsburg County Spec Building #3

955 U.S. HWY 52
Kingstree, SC 29556
Williamsburg County



Property Information

Address:	955 US Hwy. 52
City:	Kingstree
State:	SC
Zip:	29556
County:	Williamsburg
Condition:	Excellent
Municipality:	Unincorporated
Latitude and Longitude:	33.717536000, -79.81141400

Brokerage Details

Sale Price:	\$2,000,000
Property Owner:	County

Williamsburg County Spec Building #3

955 U.S. HWY 52
Kingstree, SC 29556
Williamsburg County



Building Information

Year Built:	2018
Construction Status:	Existing
Roof:	TPO Roof Membrane
Clear Height Range:	32'
Wall Material:	Pre-Cast Concrete Panel Walls
Column Spacing:	50' x 52'
Primary Lighting Type:	To Suit
Tenancy:	Single Tenant
Number of Drive-in Doors:	1
Number of Dock Doors:	2
Sprinkler Type:	To Suit
Sprinkler Coverage:	To Suit
Heat System:	To suit
Heated Area:	To Suit
Air Conditioning System:	To suit
Air Conditioned Area:	To Suit
Floors:	To suit
Number of Dock Doors:	2
Total Area (Sq. Ft.):	52,000

Site Information

Total Acres:	12
Zoning:	No Zoning Present
Surrounding Land Use - North:	Light Industrial

Williamsburg County Spec Building #3

955 U.S. HWY 52
Kingstree, SC 29556
Williamsburg County



Surrounding Land Use - South:	Light Industrial
Surrounding Land Use - East:	Light Industrial
Surrounding Land Use - West:	Light Industrial
Site Condition:	Excellent
Elevation (Min):	55'
Elevation (Max):	62'
Due Diligence Performed:	None

Utilities Information

Primary Electric Provider:	Santee Electric Cooperative, Inc.
Natural Gas Provider:	Dominion Energy
Natural Gas Type:	Distribution
Gas Main Size:	4' distribution
Telecommunications Provider:	Farmers Telephone Cooperative
Water Provider:	Town of Kingstree
Water Main Diameter:	8"
Wastewater Provider:	Town of Kingstree
Wastewater Type:	Gravity
Wastewater Line Diameter:	8"

Proximity Information

Nearest Airport:	Florence Regional Airport (36 miles)
Nearest Interstate:	I-95 (28 miles)
Nearest Port:	Port of Charleston (76.8 miles)