

FOR SALE OR LEASE

WEST EGG FARM RD

Optional  
9 Acres

S Railroad Ave

CSX

West Egg Farm Rd

# West Egg Farm Rd JOHNSONVILLE, SC

📍 SUBMARKET: FLORENCE COUNTY

249,850 SF  
Warehouse Facility  
on 11 Acres

**SALE PRICE:**

\$3,000,000

**LEASE RATE:**

\$2.25 PSF, NNN



**FOR MORE INFO, CONTACT**

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# West Egg Farm Rd

JOHNSONVILLE, SC 29555

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## LOGISTICS

### INTERSTATE

TO I-95: ±38 MILES

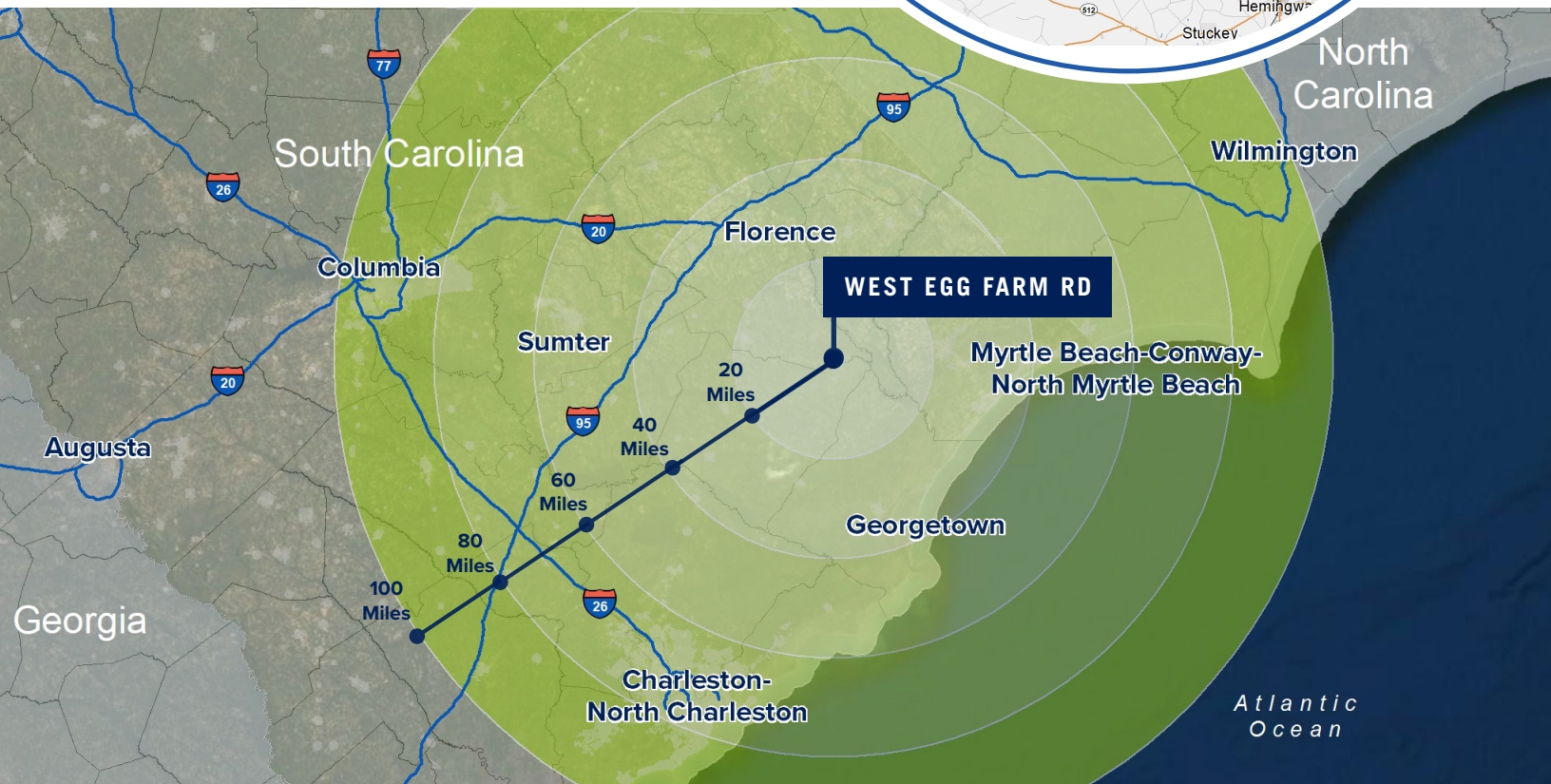
TO I-20: ±43 MILES

### RAIL

CSX: ACROSS S. RAILROAD AVE.

### AIRPORT

FLORENCE REGIONAL: ±35 MILES



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# West Egg Farm Rd

## JOHNSONVILLE, SC 29555

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 SUBMARKET: FLORENCE COUNTY

### PROPERTY DETAIL

<b>Building Size</b>	Warehouse: ±249,850 SF Office: ±500 SF
<b>Property Size</b>	11 Acres with 9 additional acres upon request

### BUILDING | SUITE FEATURES

<b>Dock   Drive-in Doors</b>	Docks: Six (6) Drive-In: One (1)
<b>Eave   Ceiling Height</b>	Eave Height: 15' 4"   Center Height: 23'-25'
<b>HVAC (Age)</b>	N/A
<b>Sprinkler</b>	100% Dry System
<b>Heated Warehouse</b>	No
<b>Floor</b>	6" Floor
<b>Walls</b>	Uninsulated Metal
<b>Roof</b>	Insulated Metal
<b>Column Spacing</b>	55' X 25'
<b>Year Built   Renovated</b>	1993   N/A

### ELECTRICAL

<b>Amps</b>	200 Amp Service
<b>Phase</b>	Single Phase with 100 Amps on each Building East side building has an additional 440 - 3 Phase Power Supply

### UTILITIES

<b>Water</b>	Town of Johnsonville
<b>Sewer</b>	Septic
<b>Power</b>	Duke Energy



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