

**FOR SALE/  
LEASE**

**2928 SOUTH FRASER STREET  
GEORGETOWN, SOUTH CAROLINA 29440  
GEORGETOWN COUNTY**

City of  
**Georgetown**  
SOUTH CAROLINA

**+46,000SF WAREHOUSE +5 ACRES LAYDOWN AREA  
700' FRONTAGE - HIGHWAY 17**



**IDEAL REDEVELOPMENT OPPORTUNITY**

**For More Information, Contact:**

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**AVISON  
YOUNG**



## 2928 SOUTH FRASER STREET | AVAILABLE FOR SALE/LEASE GEORGETOWN, SC 29440

2928 South Fraser Street includes a +/- 46,906 sf Industrial building on +/-15.95 acres zoned Light Industrial (LI) in the City of Georgetown, South Carolina. The spacious site offers flexibility and over 700' of frontage on HWY 17 (aka S Fraser St) and multiple ingress/egress points for access. Options to lease all or a portion of the site, and potential for Tenant Improvement allowance and/or build to suit options based on Tenant Requirements and Term. Targeted focus on companies that will bring new jobs and advancement for the community.



### SNAPSHOT

<b>Address</b>	2928 South Fraser Street Georgetown, SC 29440
<b>County</b>	Georgetown
<b>Municipality</b>	City of Georgetown
<b>TMS #</b>	05-0047-017-00-00 (+/-15.95 ac) 05-0047-017-01-00 (Fire Station No. 2, +/-2.37 ac)

<b>Zoning</b>	Light Industrial City of Georgetown Zoning Ordinance
<b>Building Area</b>	+/-46,906 sf
<b>Land Area</b>	+/-15.72 to 15.95 ac (includes water tower +/-0.23 ac)
<b>Available Date</b>	Immediately

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## BUILDING SPECIFICATIONS

<b>Physical Address</b>	2928 South Fraser Street Georgetown, SC 29440
<b>Availability/Listing Status</b>	Sale/Lease/Build to Suit/Redevelopment
<b>Total Space Available (SF)</b>	+/-46,906 sf
<b>Tenancy</b>	Single or Multiple
<b>Minimum Divisible</b>	+/-15,000 sf
<b>Maximum Contiguous</b>	+/-46,906 sf (existing RBA)
<b>Future Expansion Potential</b>	TBD
<b>Available Date</b>	Immediately
<b>Lease Term</b>	Negotiable
<b>Lease Rate</b>	Contact
<b>Ownership Entity Type</b>	Government
<b>Gross Building Area (SF)</b>	46,906
<b>Warehouse Space</b>	+/-44,700 sf
<b>Office/Flex Space</b>	+/-2,260 sf (office spaces to suit)
<b>Number of Buildings</b>	1, options to subdivide and/or expand building
<b>Construction Status</b>	Existing
<b>Previous Use</b>	Previously used by Eagle Electric for manufacturing electrical devices such as light switches, receptacles, and wall plates. Vacated in 2003 and remained vacant until the City of Georgetown purchased the site (2009).  Portions of the building were demolished in 2013 leaving +/-47,000sf building area which is currently being used for basic storage
<b>Current Use</b>	Warehouse, Outside Storage
<b>Year Built</b>	1955
<b>Year Renovated</b>	2013 (Portions of the previous building were demolished, additional work completed to the site)
<b>Construction Type</b>	Block, Concrete, Metal, Other
<b>Building Dimensions</b>	See Existing Building Plan
<b>Clear Heights</b>	21' to 24'
<b>Column Spacing</b>	Varies
<b>Building Slab/Foundation</b>	4-7" reinforced
<b>Sprinklers</b>	Wet
<b>Loading Docks</b>	2 dock high doors with levelers & bumpers
<b>Drive In Bays</b>	3 drive-in doors (exterior) 6 interior drive-in doors
<b>Truck Access</b>	Yes, multiple ingress/egress to site
<b>Outside Storage</b>	Yes

<b>Parking Spaces</b>	150+
<b>Parking Overview</b>	Existing site conditions include (+2.5 acres) concrete pad for laydown area/outside storage plus additional yard area (not paved)
<b>Restrooms</b>	To Suit
<b>HVAC</b>	Portions of the building were temp controlled during operations, HVAC system components still in portions of the building, Buyer/User to verify functionality
<b>Exterior Description</b>	Existing building is comprised of two primary sections "A" (+/-100'W x 291'L) and "B" (roughly 104'W x 150'L plus two outbuildings for an additional +/-2,206sf). Layout offers flexibility to combine A & B or use separately. Multiple interior access doors to each space plus 3 grade-level drive-in doors to the exterior and two loading docks with levelers.
<b>Cranes</b>	To Suit
<b>Compressed Air</b>	To Suit
<b>Natural Gas</b>	Available
<b>Electric Provider / Power</b>	City of Georgetown / Single and Three Phase Available (12,470V 3 Phase Primary)
<b>Water/Sewer</b>	Municipal
<b>Telecomm Provider &amp; Service</b>	Frontier Communications

## SITE SPECIFICATIONS

<b>TMS #</b>	05-0047-017-00-00 (2928 S Fraser) +/-15.95 acres 05-0047-017-01-00 (Fire Station No. 2) +/-2.37 acres
<b>Total Site Area (AC)</b>	+/-15.95
<b>Nearest MSA</b>	Charleston
<b>County</b>	Georgetown
<b>Taxing Authority</b>	City of Georgetown, SC
<b>Zoning</b>	Light Industrial, City of Georgetown, SC
<b>Surrounding Land Use</b>	NORTH (N): Light Industrial SOUTH (S): Transportation EAST (E): Light Industrial WEST (W): Light Industrial
<b>Site Description</b>	Site off of Hwy 17 in Georgetown City Limits. A portion of the site has been dedicated to the new City of Georgetown, SC Fire Station No. 2 leaving approximately +/-15.95 acres for an ideal Industrial/Flex redevelopment or laydown use. +/-3 acres concrete lay down area and +4 acres graveled and cleared for additional parking. Flexible options and great site, contact today.
<b>Area Description</b>	Located next to the new City of Georgetown Fire Station No. 2, down the street from the Georgetown Airport Industrial Park, home to Industrial users such as EnviroSep, Pepsi Bottling Company, and others.
<b>Available Date</b>	Immediately

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# 2928 South Fraser Street

Georgetown, SC 29440  
 Georgetown County  
 TMS#05-0047-017-00-00

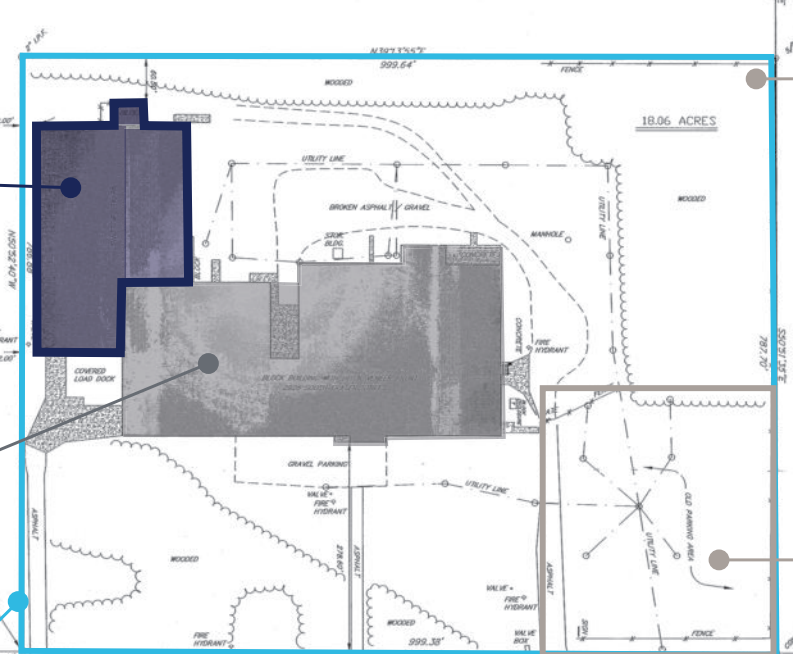
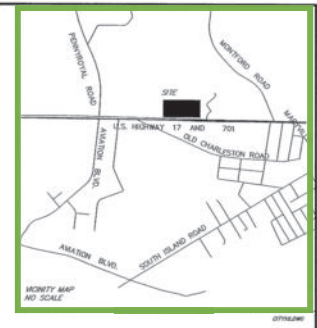
**Existing Building Area**  
**+46,000 sf**  
 with multiple roll-up doors, dock access, and ceiling heights ranging from 21' to 24'

**Concrete Pad**  
**(+/-2.4 Acres)**  
 Ideal Lay Down Yard, Parking, or Future Pad for Building Expansion

**+/-15.95 Acres**  
 Zoned for Light Industrial Use

**Water Tower:**  
 +/-0.23 AC  
 +/-100' x 100' fenced  
 (A portion of TMS#05-0047-017-00-00)

**City of Georgetown Fire Station No. 2**  
 +/-2.37 AC  
 (TMS#05-0047-017-01-00)



**NOTES**

THIS LOT IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL #800000000 D DATED 3/16/89 PANEL #800000000 D DATED 3/16/89 PANEL #800000000 D DATED 3/16/89

ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM AND ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES, NOT GROUND DISTANCES.

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BUILDING SETBACKS  
 FRONT = 30'  
 SIDE = 30'  
 REAR = 30'  
 LOT WIDTH MIN=100'

PLAT REFERENCE - PLAT BOOK EE PAGE 88

DEED REFERENCE - DEED BOOK 1063 PAGE 148

OWNER - ELECTRIC REALTY COMPANY INC  
 457 ANDERWOODS AVE  
 BROOKLINE NY 11237

**EXISTING LOT OF RECORD**  
 CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND SHOWN ON A MAP OR PLAT PREVIOUSLY RECORDED IN GEORGETOWN COUNTY IN PLAT BOOK EE PAGE 88

I hereby certify that the subdivision plat shown here has been found to comply with the Land Development regulations for Georgetown County, South Carolina, with the exception of such variance, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Register of Deeds.

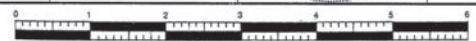
Dated: 9/1/19  
 [Signature]  
 Planning Commission

**PLAT**  
 OF 18.06 ACRES ON U.S. HIGHWAY 17 AND 701  
 THE SITE OF THE "OLD EAGLE ELECTRIC PLANT", SURVEYED FOR  
**CITY OF GEORGETOWN**  
 GEORGETOWN CO., S.C. T.M. #01-0445-019-00-00  
 SCALE: 1" = 100' SEPTEMBER 1, 2009

	POWERS LAND SURVEYING 626 FRONT STREET GEORGETOWN S.C. 29440 (843) 546-4000		
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I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANTI-SURVEYORS ACT, FOR THE PURPOSES OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN ALSO THESE ARE NO ENCUMBRANCES OR PROVISIONS OTHER THAN SHOWN.

LAST UPDATED ON 8/12/18



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# FLOORPLAN

2928 S FRASER ST. GEORGETOWN, SC

## TOTAL BUILDING

### AREA:

**+/-46,906 sf** (approx.)

WHS: +/-44,700 sf

OFFICE/FLEX: +/-2,206 sf

## RBA BREAKDOWN

### SPACE A

W1: +/-25,100 sf

L1: +/-4,000 sf

**TOTAL: +/-29,100 sf**

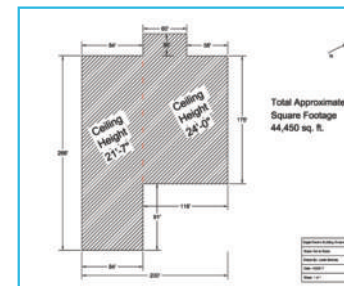
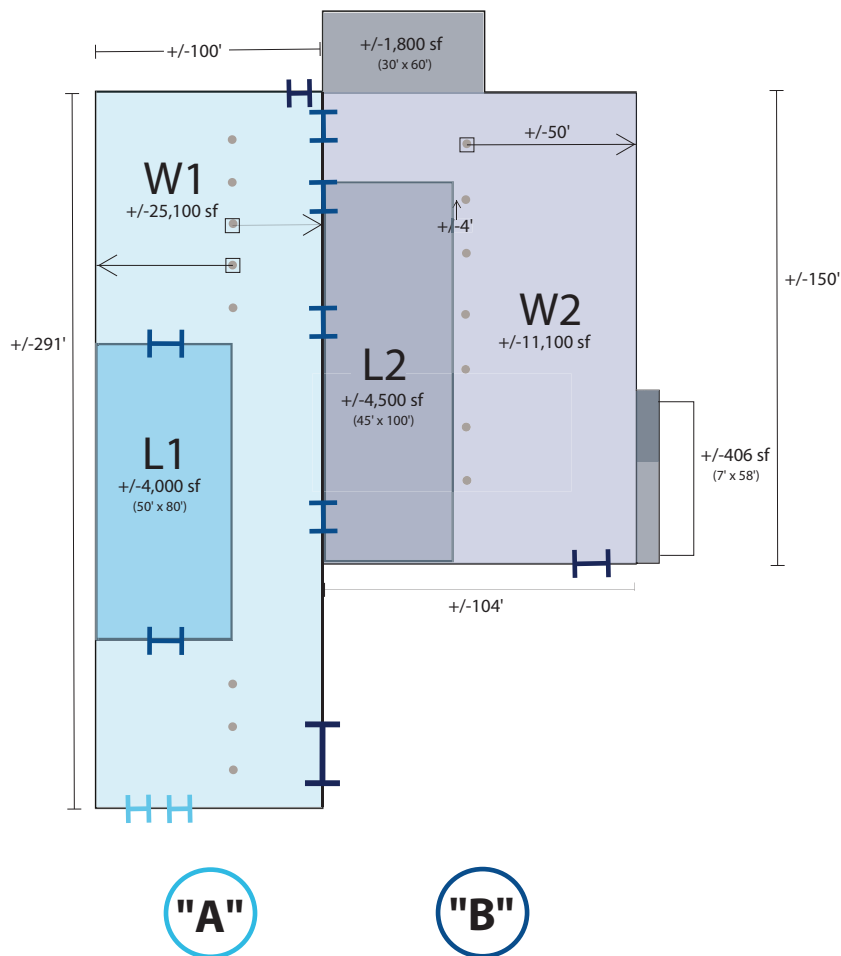
### SPACE B

W2: +/-11,100 sf

L2: +/-4,500 sf

Office/Flex: +/-2,206 sf

**TOTAL: +/-17,806 sf**



6/21/2018 LAST UPDATED

**NOTE:** NOT TO SCALE\*\*FOR ESTIMATION PURPOSES ONLY\*\*

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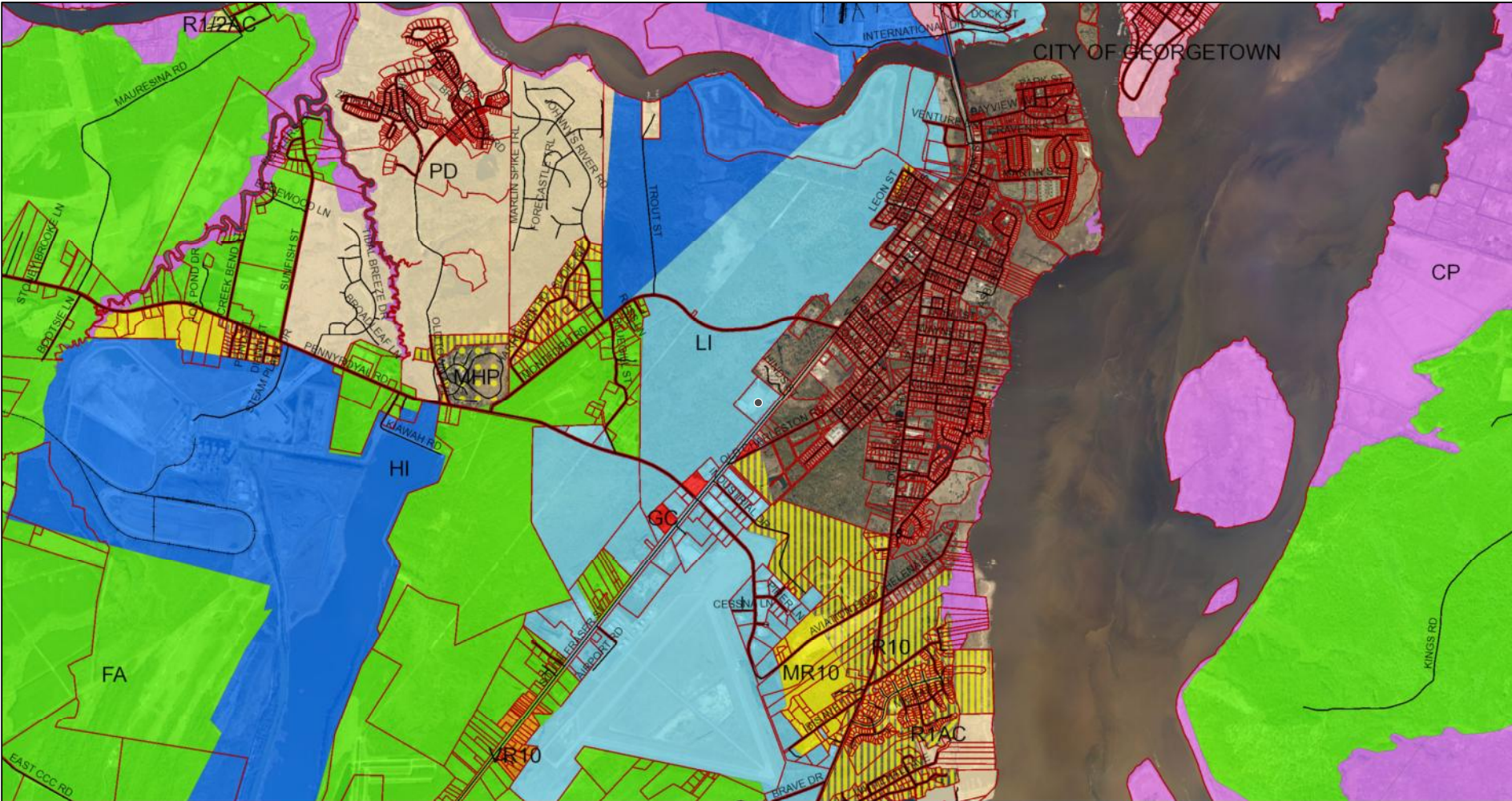
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SOURCE: Georgetown County, SC GIS

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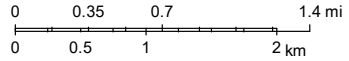


2/11/2018

- Streets
  - Lot Lines
  - TMS On/Off
  - Railroads
  - Zoning**
  - CITY OF GEORGETOWN
- |      |      |        |        |                                     |
|------|------|--------|--------|-------------------------------------|
| CP   | GRR  | OC     | R2     | RS                                  |
| FA   | HI   | PA     | R3/4AC | RVC                                 |
| FA/C | LI   | PD     | R5     | VR10                                |
| FA/R | MHP  | R1/2AC | RC     | <b>2017 Imagery Med. Res. Color</b> |
| GC   | MR10 | R10    | RG     | Red: Band_1                         |
| GR   | NC   | R1AC   | RR     | Green: Band_2                       |

Blue: Band\_3

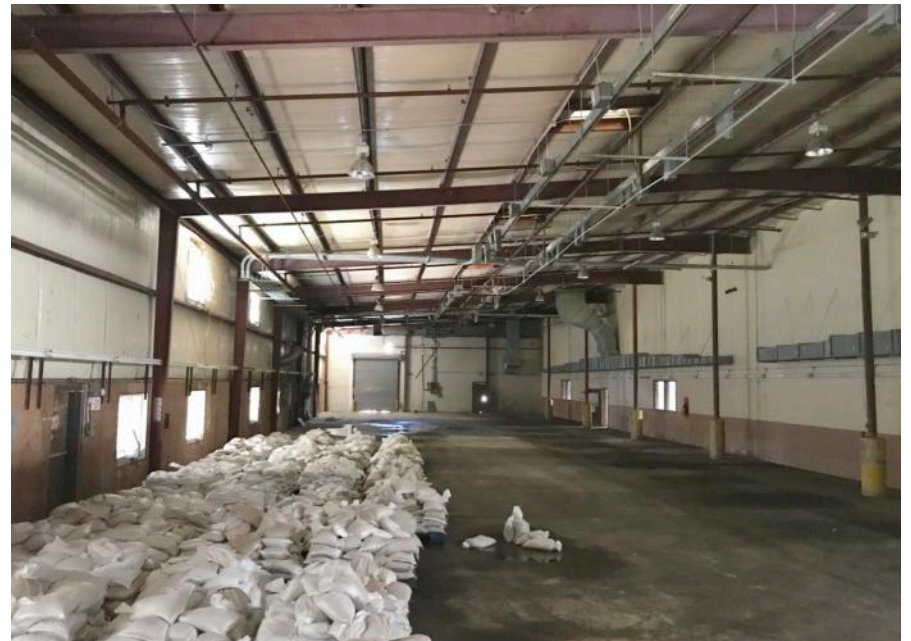
1:36,112



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

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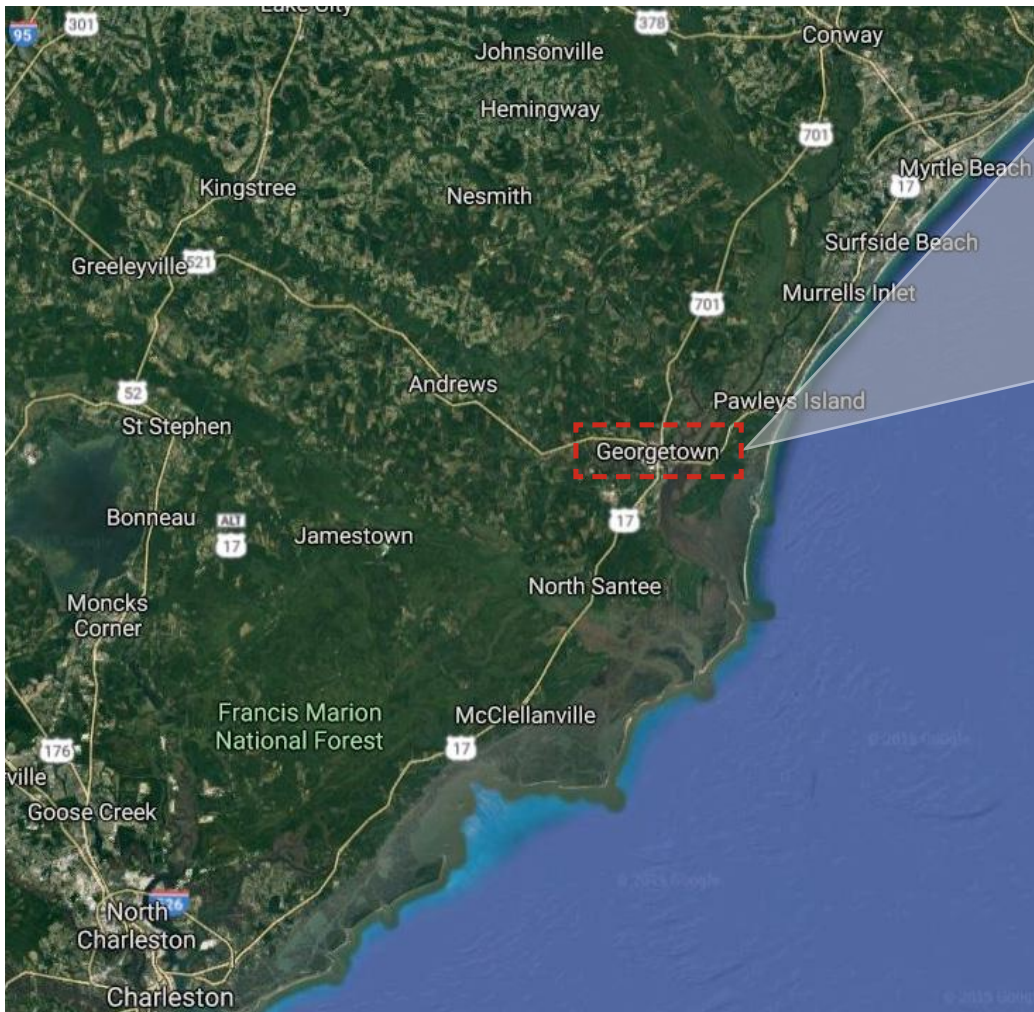


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# LOCATION

2928 South Fraser Street is located in Georgetown County, South Carolina next to the new City of Georgetown Fire Station No. 2, down the street from the Georgetown Airport Industrial Park, home to Industrial users such as EnviroSep, Pepsi Bottling Company, and others.

- Less than 2.8 driving miles to the Port of Georgetown
- Less than 60 driving miles to the Port of Charleston
- Approximately 2.3 driving miles to Georgetown Airport
- Approximately 61.7 driving miles to Charleston International Airport



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**GEORGETOWN COUNTY, SC**  
**"NOT YOUR TYPICAL COASTAL COUNTY"**

"Getting to market efficiently is a prime focus for our economic development team. Georgetown County has pad ready sites, a spec building in progress and several industrial and technical parks to choose from."

-BRIAN TUCKER, DIRECTOR OF ECONOMIC DEVELOPMENT FOR  
 GEORGETOWN COUNTY  
[www.SeeGeorgetown.com](http://www.SeeGeorgetown.com)

**Conditions and Disclosures**

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee/Buyer.

Neither the Owner nor Avison Young, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein, or any additional information provided. This marketing package is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of leasing the Property described herein. The Owner reserves the right, at its sole discretion, to reject any or all offers to lease the Property and/or to terminate discussions with any Prospective Lessee, at any time, with or without notice. The Owner expressly reserves the right to lease the Property on any basis or using any criteria.

**Agency**

Avison Young is granted by Owner the sole and exclusive right to lease or sale the real property. Avison Young represents the Owner. Refer to the **South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.**

**Offering Process**

Avison Young is pleased to present **2928 South Fraser Street located in Georgetown, South Carolina.** Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. For details on Georgetown County and Economic Development incentives, contact **Georgetown County Economic Development Director, Brian Tucker at 843.655.2312 or via email at [btucker@gtcounty.org](mailto:btucker@gtcounty.org).**

# Avison Young Listing Team



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## South Carolina Industrial & Investment Services Brokerage Team

### GEORGETOWN COUNTY, SC | INDUSTRIAL SERVICES CONTRACT AWARD

The Avison Young South Carolina Brokerage Team of Bolduc, Isola and Marous (BIM) were awarded the contract to represent all Industrial Properties for the Georgetown County Government, including 5 Industrial parks exceeding 1,500 acres and a new 50,00sf spec building delivering in 2018. BIM specializes exclusively in Industrial properties, users, and investments; and focuses heavily on those Industries that have a direct impact on Economic Development and Community Engagement. Alan, Courtney, Kathleen, and Tasha work closely on each and every project. This approach allows this Power Team to leverage their skill sets and Industry experience, and ensures that the job is done, on time, the right way, the first time, and even better the second. Contact the Avison Young Exclusive Listing Team for details on the latest Georgetown County Industrial Sites and to learn more about why Georgetown County, SC is just right for business.

## Brokerage Team



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THANK YOU.

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Platinum  
member