

50K sf
Spec Building
+600ac

Master Planned
Industrial Park
with Rail Access



FOR SALE AND LEASE

FOR MORE INFORMATION, CONTACT:

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YOUNG**

THE OPPORTUNITY

GEORGETOWN COUNTY BUSINESS CENTER (GCBC)

Georgetown County Business Center (GCBC) is a **+600 acre Master Planned Industrial Park** located in Andrews, SC less than **60 miles from the Port of Charleston**, Volvo, and other key manufacturers.

Georgetown County has teamed up with Samet Corporation and is excited to announce the completion of a new **50,000 sf speculative Industrial building on nearly 10 acres**, and a variety of options for expansion. For users with a larger space requirement, or companies looking for a location that will allow for future expansion and growth look, no further.

In addition to the new spec building, **GCBC has +410 acres Heavy Industrial Land available for sale, lease, or potential build to suit.** Lots available from 6 acres to over 300 contiguous acres, with significant due diligence completed, planned rail access via CSX and more.



LOT BREAKDOWN

| GCBC WEST - TOTAL AVAILABLE ACRES: +/-75.16 | | | |
|---|--------------------------------|-----------|--|
| 1 | SafeRack 46.98 ACRES | 3 | SAMET CORPORATION 9.46 ACRES 50,000SF SPEC BUILDING |
| 5 | 6.21 ACRES | 8 | 5.73 ACRES |
| 10 | 6.92 ACRES | 11 | MPW INDUSTRIAL SERVICES 7.43 ACRES |
| | | 12 | 35.04 ACRES* |

| GCBC EAST - TOTAL AVAILABLE ACRES: +/-335.75 | | | |
|--|---------------|-----------------------------|--------------|
| 13 | 92.21 ACRES * | 14 | 150.40 ACRES |
| 16 | 87.43 ACRES | 17 | 21.78 ACRES |
| | | 18 | 17.16 ACRES |
| 19 | 17.91 ACRES | PLANNED RAIL ACCESS VIA CSX | |



Highlights

- 50,000 sf available for lease/sale, expandable to 100,000 sf
- Class A New Construction, clerestory windows throughout for natural light
- Use of pre-cast panels provides a well-insulated interior space and flexibility to customize based on the user's requirements and localized operations
- 1 dock door, 1 drive-in (punchouts for more) plan allows for multiple dock doors
- Flexible layout and options for customizing space buildout based on Tenant Requested Improvements
- 3 Phase Power, Natural Gas Available
- Additional land parcels available
- Located in an Industrial Business Park setting, planned rail access (CSX)
- Offices, finishes, and building infrastructure (ie: lights, compressed air, HVAC, etc.) are build to suit with potential incentives and tax credits available

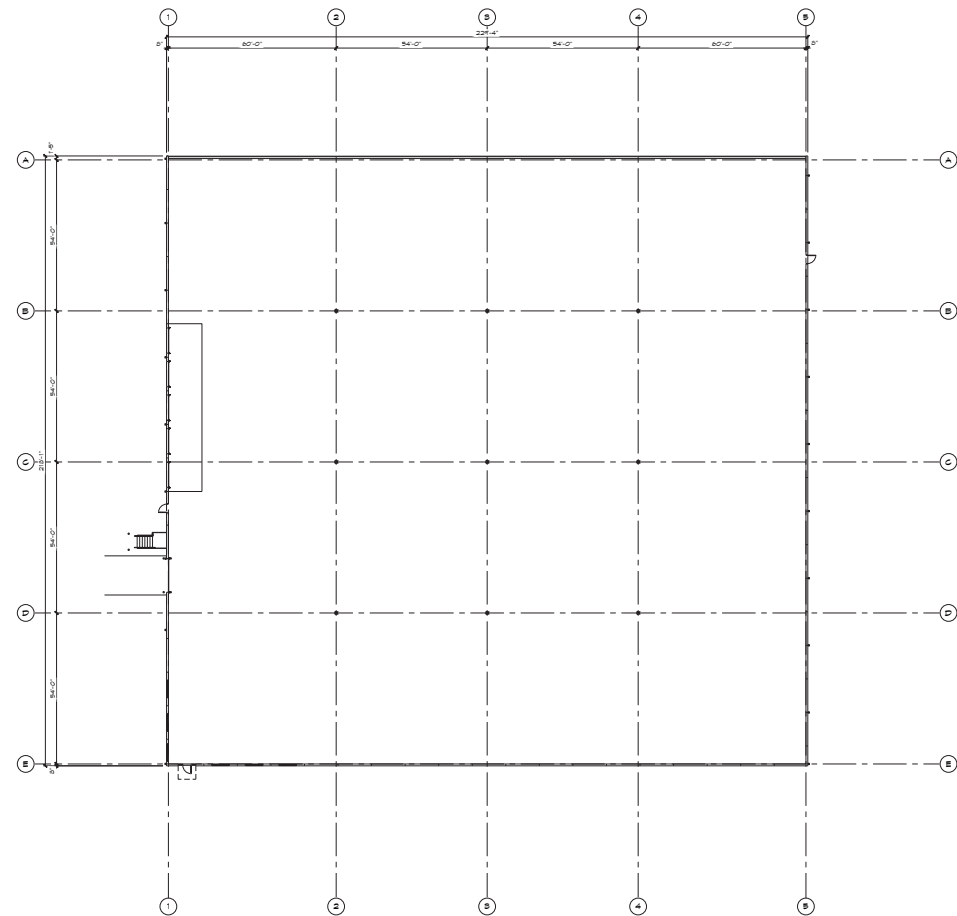


GCBC SPEC BUILDING III - SPECS

| | |
|---------------------------|---|
| Property | GCBC Spec Building III (Lot 3) |
| Physical Address | 259 Technology Drive Andrews, SC 29510 |
| Construction Status | Speculative New Construction - Completed |
| Total Site Area | 9.46 acres (Lot 3) |
| Site is Expandable | Yes |
| No. of Buildings on Site | 1 |
| Gross Building Area | 50,000 sf |
| Expandable To | +/-100,000 sf |
| Tenancy | Single |
| Year Built | 2018 |
| Construction Type | Tilt-Up Concrete |
| Building Dimensions | 218'1" x 229'4" |
| Column Spacing | 54' x 54' |
| Building Slab/Foundation | 6" |
| Clear Heights | 26' |
| Loading Docks | 1, Option for more |
| Drive In Bays | 1, Option for more |
| Office Area | To Suit |
| HVAC | To Suit |
| Parking Spaces | To Suit |
| Additional Land Available | Yes |



FLOOR PLAN

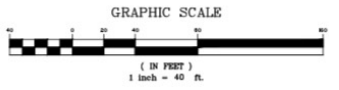
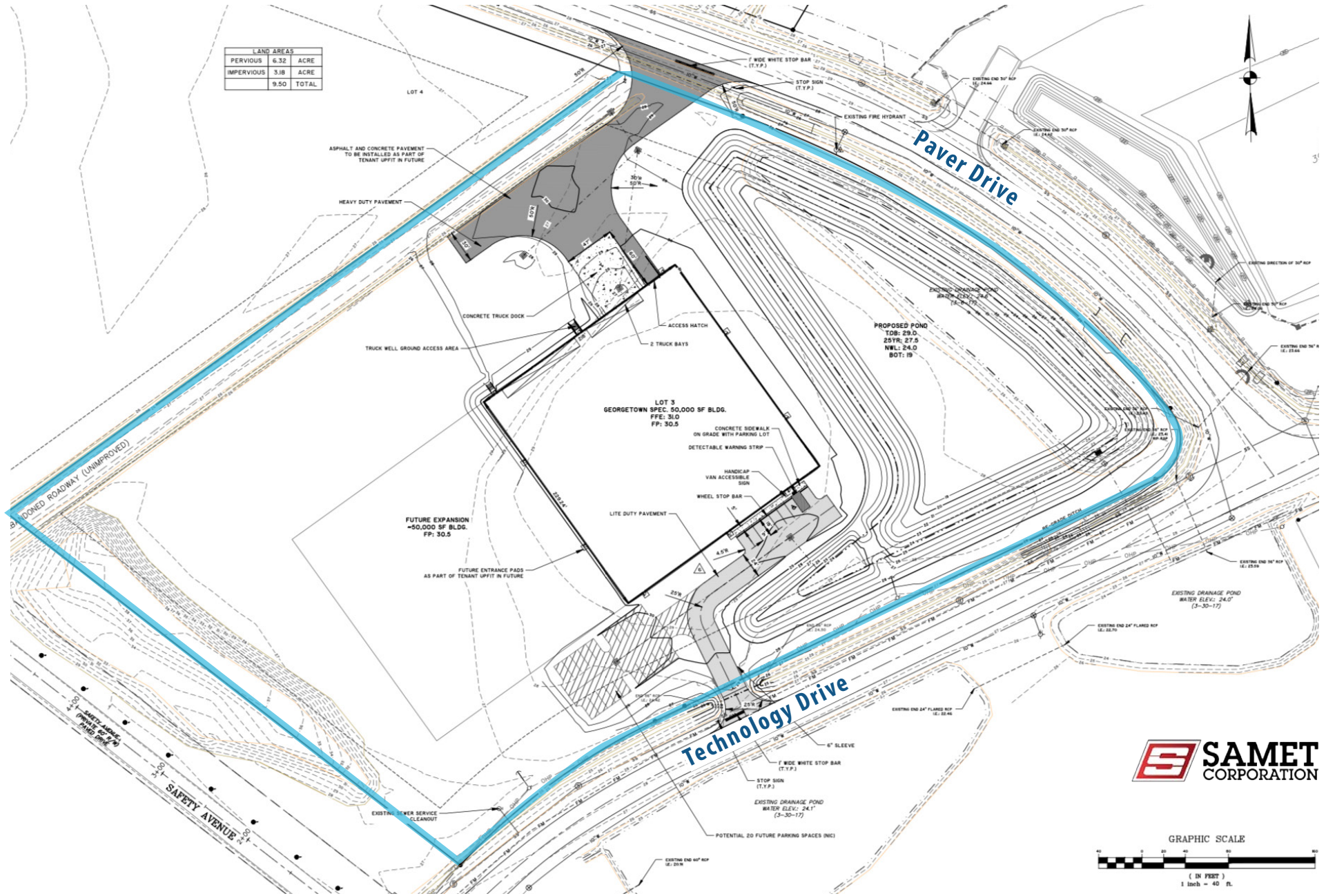


SAMET CORPORATION
FLOOR PLAN
SCALE: 1/8"=1'-0"
#1562 NFP

TMS# 02-0416-035-06-02

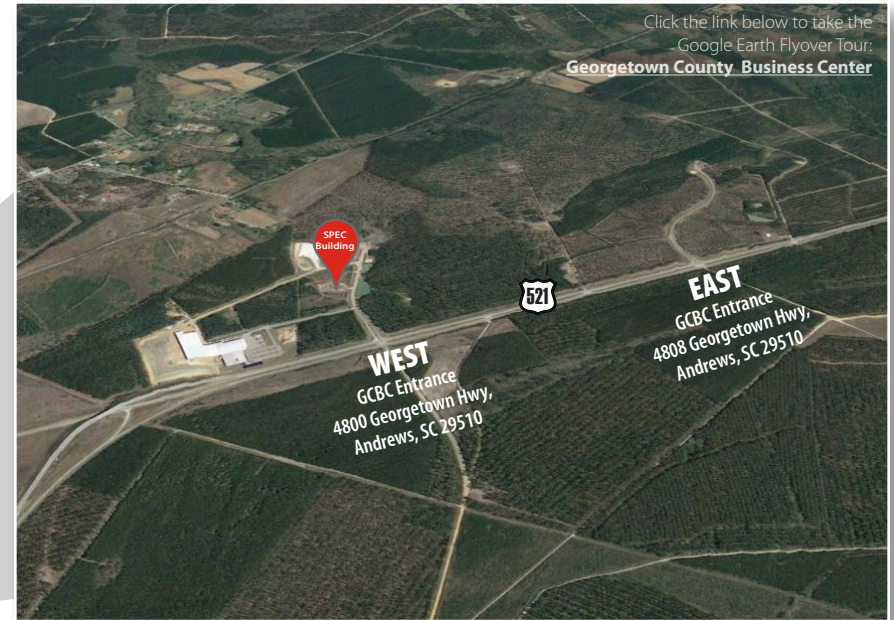
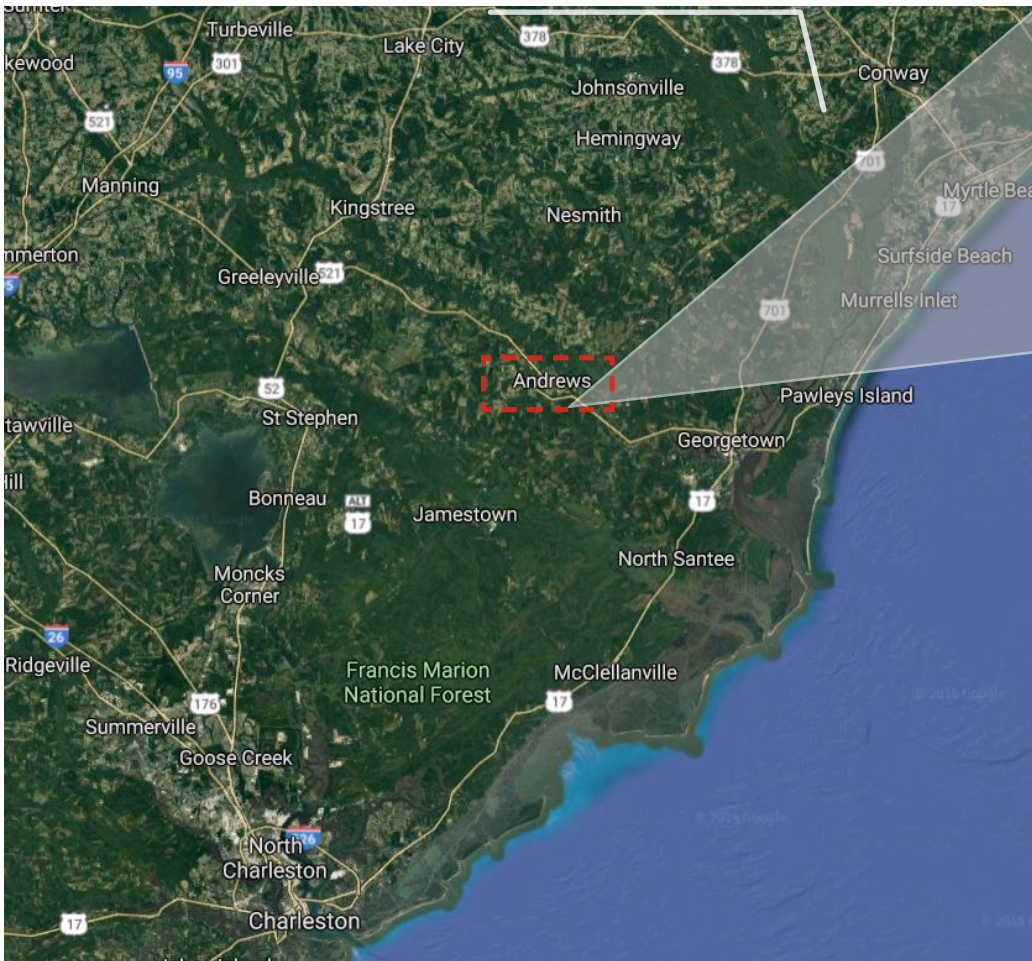
SITE PLAN- GCBC SPEC BUILDING III

259 Technology Drive
Andrews, SC 29510



Georgetown County Business Center is located in Andrews, South Carolina.

- Less than 17 miles to the Port of Georgetown
- Less than 60 miles to the Port of Charleston



Click the link below to take the
Google Earth Flyover Tour:
[Georgetown County Business Center](#)

Nearest International Airport
Charlotte Douglas International
(173.00 Driving Miles)

Rail Access
CSX Transportation
(Planned)

Commercial Airport
Myrtle Beach International
(48.00 Driving Miles)

Interstate
I-95 (49.00 Driving Miles)

Intermodal Facility
CSX Charleston
(62.00 Driving Miles)

Port
Georgetown
(16.80 Driving Miles)

Road Servicing Building
US Hwy 521 (4 Lanes)



"An hour north of Charleston, Pawleys Island, South Carolina is surrounded by a beautiful ocean, inlets, rivers, and marshes providing our employees and their families with an incredible outdoor quality of life."

-STELLA MERCADO (PRESIDENT/CEO OF MERCOM CORPORATION)

www.SeeGeorgetown.com



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

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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 **Georgetown County Business Center (GCBC) located in Andrews, 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.**



Thank you.

**AVISON
YOUNG**

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