

**SITE WORK
FOR 600,000**

**LEASED 340
15,750 SF**

**43,750 SF
300**

**LEASED
LEASED**

TECHNOLOGY DR.

For Lease

15,750 - 43,750 SF
Warehouse

ADDRESS:

1105 Thunderbolt Road, Walterboro, SC 29488

PRICE:

\$2.65/SF Modified Gross

CONTACT:

Ryan Welch

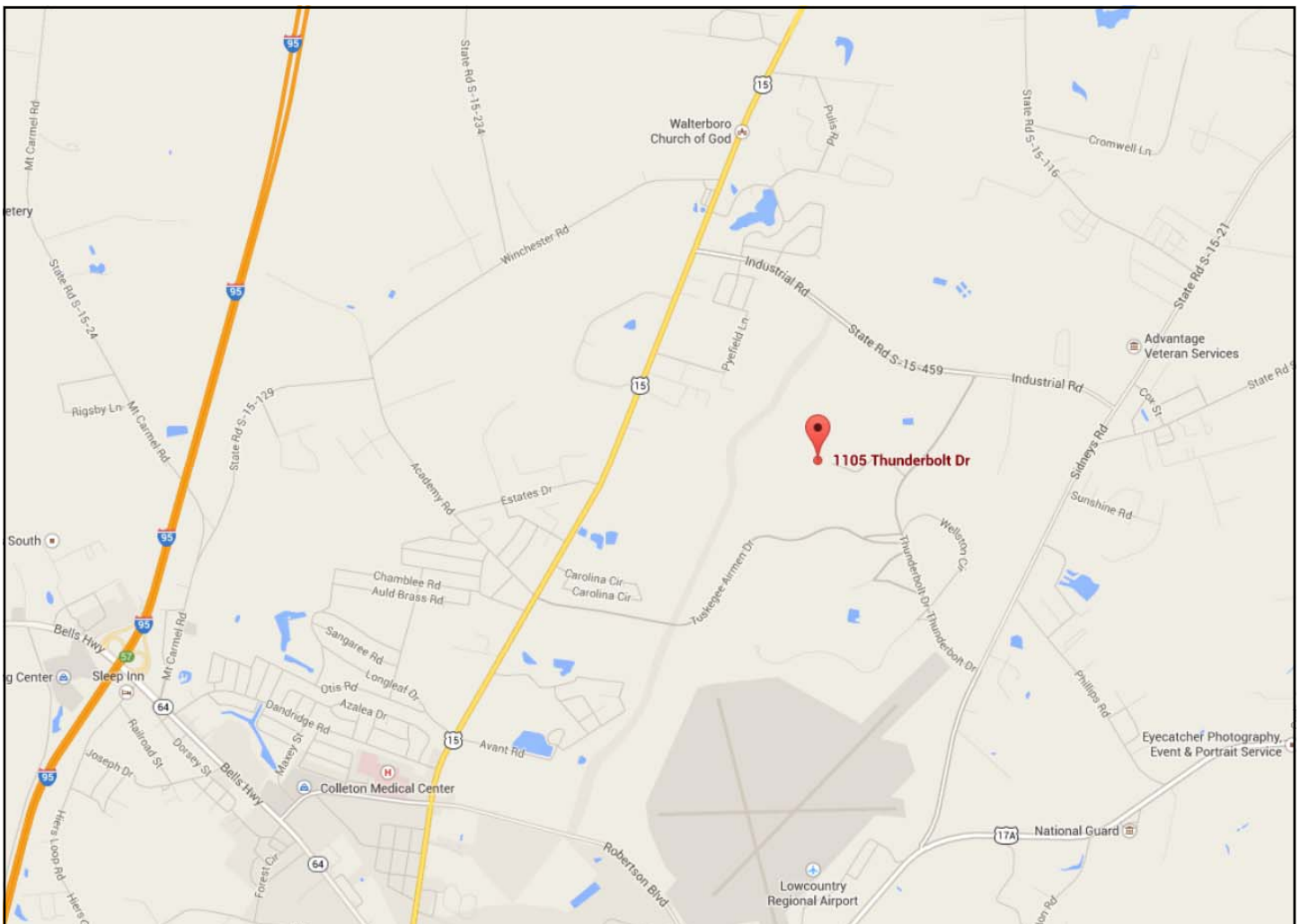
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RWelch@Lee-Associates.com

Disclaimer: This is subject to prior sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

DIRECTIONS

Within one mile of the Lowcountry Regional Airport, minutes of I-95 and approximately 1 hour from the Port's of Charleston and Savannah. From Hwy 17 S, stay straight onto SC-64 W. Take a slight right onto Padgett Loop. Turn right onto Wichmant Street. Turn left onto Sidneys Road and then left onto Thunderbolt Drive. The entrance to 1105 Thunderbolt Road will be on your left, look for the Lee & Associates sign.

MAP VIEW



SPECIFICATIONS - BUILDING 300

Location: 1105-300 Thunderbolt Road
Walterboro, SC 29488

Tax Map: 132-00-00-222

Zoning: Industrial

County: Colleton County

Price

Availability Date: Immediately

Lease Price: \$2.65/SF/YR Modified Gross

Dimensions

Building Dimensions: 175' X 250'

Building Sqft: 43,750 SF

Availability Sqft: 43,750 SF

Office Sqft: 570 SF

Warehouse Sqft: 43,180 SF

Lot Acreage: 33.2 Acres

Amenities

Additional Land Available: Yes, additional acreage to provide up to 600,000 SF for future expansions

HVAC Air: Office Only

Ceiling Height (Center): 28'

Clearance: 28'

Column Spacing: 25' X 50'

Construction Status: Existing

Dock High Doors: Three (3)

Dock High Door Size: 10' x 10'

Drive in Doors: One (1)

Drive in Door Size: 10' x 12'

Eave Height: 20'

Eave Height (center): 28'

Heat: Office Only

Floors: 4" Concrete

Floor Levels: One (1)

Lighting: Fluorescent & Skylights

Power: 3-Phase

Rail/Company: None

Restrooms: Two (2)

Sprinkler: Wet System

Walls: Insulated Metal

Year Built: 2002

SPECIFICATIONS - BUILDING 340

Location: 1105-340 Thunderbolt Road
Walterboro, SC 29488
Tax Map: 132-00-00-222
Zoning: Industrial
County: Colleton County

Price

Availability Date: Immediately
Lease Price: \$2.65/SF/YR Modified Gross

Dimensions

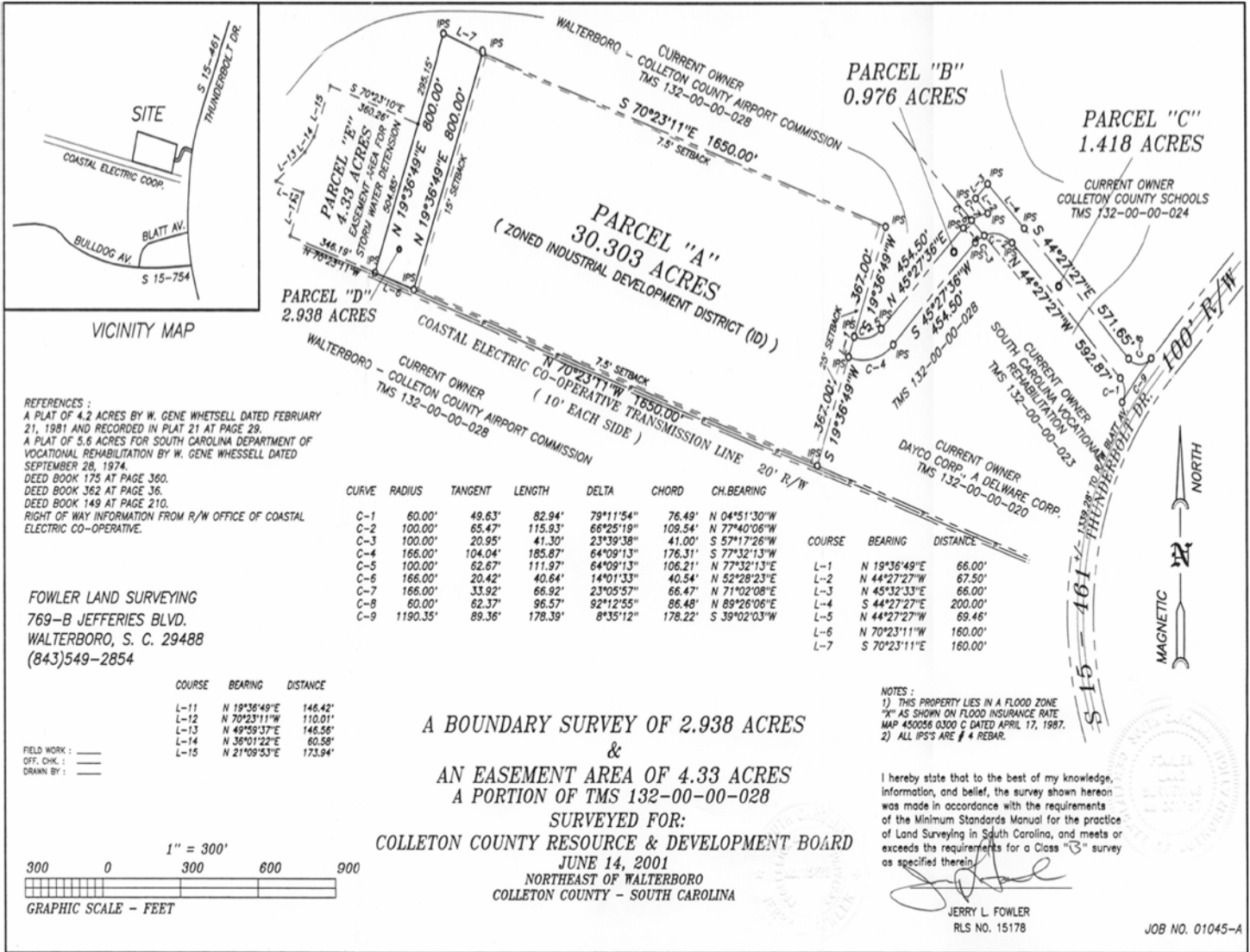
Building Dimensions: 125' X 250'
Building Sqft: 31,250 SF
Availability Sqft: 15,750 SF
Office Sqft: 570 SF
Warehouse Sqft: 30,680 SF
Lot Acreage: 33.2 Acres

Amenities

Additional Land Available: Yes, additional acreage to provide up to 600,000 SF for future expansions
HVAC Air: Office Only
Ceiling Height (Center): 28'
Clearance: 28'
Column Spacing: 25' X 50'
Construction Status: Existing
Dock High Doors: Four (4)
Dock High Door Size: 10' x 10'

Drive in Doors: Zero (0)
Eave Height: 20'
Eave Height (center): 28'
Heat: Office Only
Floors: 4" Concrete
Floor Levels: One (1)
Lighting: Fluorescent & Skylights
Power: 3-Phase
Rail/Company: None
Restrooms: Two (2)
Sprinkler: Wet System
Walls: Insulated Metal
Year Built: 2002

SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ADDITIONAL RESOURCES

1. www.charleston.net – The Post and Courier, Charleston’s local paper, webpage. Read about what is happening in the news.
2. www.charlestonforbusiness.com – Charleston Regional Development Alliance website. Looking to move or expand your business? Then check out the Charleston Region, and discover for yourself all the advantages of a Charleston address.
3. www.charlestondca.org – Charleston Defense Contractors Association website. Their mission is to advocate, preserve, and protect the real, capital, and economic interests of the companies and clients of the defense industry in the Charleston metro area and surrounding regions.
4. www.charlestonrealtors.com – Charleston Trident Association of Realtors website. Call on us to provide professional services as REALTORS® to help you become our new neighbor.
5. www.co.berkeley.sc.us – Berkeley County Government website. This website provides opportunities for you to learn more about our beautiful county and its government.
6. www.dorchestercounty.net
7. www.gisweb.charlestoncounty.org – County of Charleston property information page. This web page is a public resource of general information.
8. www.lmsc.org – Lowcountry Manufacturers Council website. The Lowcountry Manufacturers Council is an organization focused on the unique issues and common goals of the manufacturing sector. The mission of the Lowcountry Manufacturers Council is to enhance competitiveness, promote development and impact the manufacturing sector of the Lowcountry of South Carolina.
9. www.researchworldwide.com – The worldwide Commercial Real Estate Information Portal.
10. www.sccommerce.com – South Carolina Department of Commerce website. So much is happening in South Carolina. We’re working hard to create the kinds of opportunities that lead to great success stories. What if yours were one of them?
11. www.sciway.net – The Largest Directory of South Carolina SC Information on the Internet.
12. www.southcarolinapowerteam.com – South Carolina has significant advantages for business and industry. The website provides an introduction to those advantages and specific information about industrial parks, available buildings and sites throughout the state.