

# AVAILABLE INDUSTRIAL BUILDING

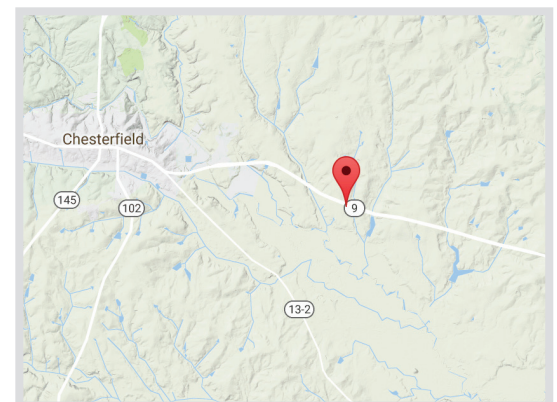


700 West Blvd  
Chesterfield, SC 29709  
843-623-6500  
[www.chesterfieldcountysc.org](http://www.chesterfieldcountysc.org)

## CAROLINAS CENTRE SPEC BUILDING



|                       |  |
|-----------------------|--|
| <b>Location</b>       | 70 Carolinas Centre Lane S, Cheraw, SC 29520   |
| <b>Purchase Price</b> | \$2,250,000                                    |
| <b>Lease Price</b>    | N/A  |
| <b>Site Size</b>      | 52,284 SF expandable to 102,000 SF on 20 acres |
| <b>Ceiling Height</b> | 26' to 28'                                     |
| <b>Loading</b>        | 3 dock doors                                   |
| <b>Water</b>          | Chesterfield County Rural Water - 12" line     |
| <b>Sewer</b>          | Town of Cheraw - 12" line                      |
| <b>Electricity</b>    | Duke Energy Progress                           |
| <b>Natural Gas</b>    | None   |
| <b>Fiber</b>          | Sandhill Telephone Cooperative                 |
| <b>Connectivity</b>   |  |
| <b>Highway</b>        | Highway 9 (4 lanes)                            |
| <b>Interstate</b>     | I-95 (45 miles) & I-74 (34 miles)              |
| <b>Rail</b>           | None   |
| <b>Air</b>            | Florence Regional Airport - 55 miles           |
| <b>Nearest Port</b>   | 45 miles                                       |



**Libby Lear, Director • Chesterfield County Economic Development**

**843-623-6500 (office) • 843-287-2872 (cell) • [llear@chesterfieldcountysc.com](mailto:llear@chesterfieldcountysc.com)**

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