

# AVAILABLE INDUSTRIAL BUILDING

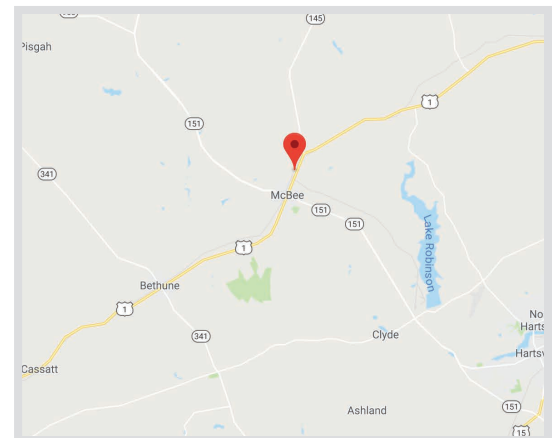


105 Green Street  
Chesterfield, SC 29709  
843-623-6500  
[www.chesterfieldcountysc.org](http://www.chesterfieldcountysc.org)

## WATFORD PROPERTY



<b>Location</b>	25892 US-1, McBee, SC 29101
<b>Purchase Price</b>	For Lease
<b>Lease Price</b>	\$4.00-\$6.00/SF/Year
<b>Site Size</b>	22,500 SF on 5 acres
<b>Ceiling Height</b>	10'-16'
<b>Loading</b>	One Drive-In Door, One Dock Door
<b>Water</b>	Alligator Rural Water & Sewer
<b>Sewer</b>	Alligator Rural Water & Sewer
<b>Electricity</b>	Duke Energy Progress
<b>Natural Gas</b>	SCE&G (Connected)
<b>Fiber</b>	Sandhill Telephone Cooperative
<b>Connectivity</b>	
<b>Highway</b>	SC Highway 1 (2 lanes)
<b>Interstate</b>	I-20 (26 miles)
<b>Rail</b>	CSX Rail Transportation
<b>Air</b>	Florence Regional Airport - 40 miles
<b>Nearest Port</b>	128 miles



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