

AVAILABLE FOR SALE

±8 MW
CRANE SERVED



± 231,478 SF | ± 32 ACRES
3108 US HWY 76 E, MARION, SC



PROPERTY OVERVIEW

PROPERTY SPECS

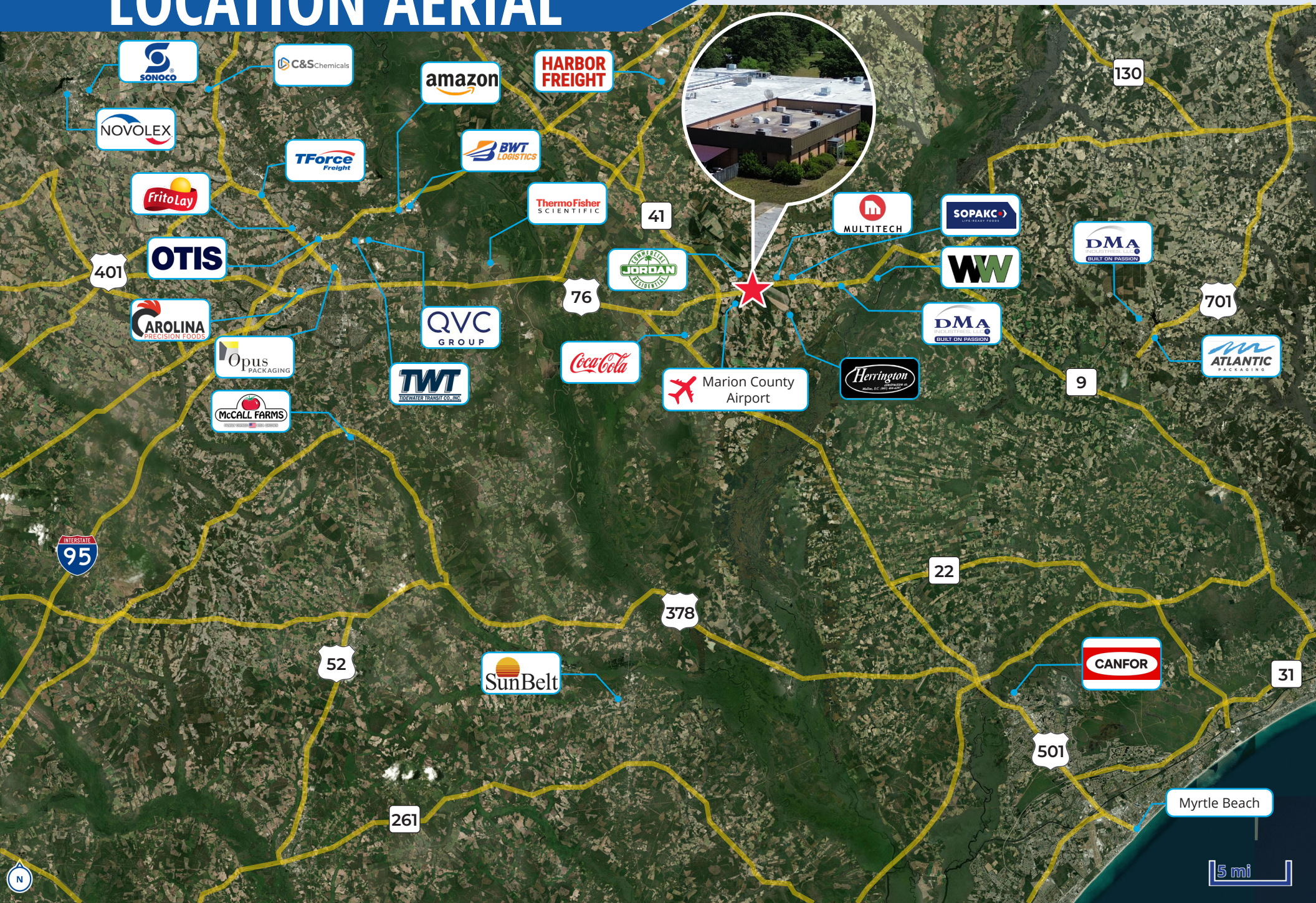
Address:	3108 US Hwy 76 E Marion, SC 29574	Sprinkler:	100% sprinkler coverage via wet and dry systems
County:	Marion	HVAC:	100% heated and cooled via roof and exterior pad mounted HVAC units
Site Area:	32.31 Acres	Lighting:	LED Lighting throughout
Building Size:	231,478 SF	Compressed Air	Compressed Air throughout
Office Area:	± 25,000 SF	Natural Gas:	Dominion Energy <ul style="list-style-type: none"> • 2" steel line along Tranquil Church Rd • 3" steel line along Hwy 76
Training Building:	± 6,300 SF	Water:	Grand Strand Water and Sewer <ul style="list-style-type: none"> • 12" water line along Senator Gasque Rd
Year Built:	1968 2000	Sewer:	Grand Strand Water and Sewer <ul style="list-style-type: none"> • 12" sewer line along Senator Gasque Rd
Exterior Wall Construction:	Prefinished Metal Wall Panels & Split-faced Concrete Masonry Units (CMU)	Electricity:	Duke Energy <ul style="list-style-type: none"> • (1) 4200 kVA unit substation transformer • (2) pad-mount transformers, (1) at 2,500 kVA and (1) at 500kVA
Roof:	Manufacturing Areas: TPO and BUR Warehouse Area: Standing Seam Metal Roof	Auto Parking:	283 auto parks
Clear Height:	20' – 32'	Cranes	<ul style="list-style-type: none"> • (2) 5-ton cranes • (3) 3-ton cranes • (2) 1-ton cranes
Dock High Doors:	(10) Dock High Doors - East Wall <ul style="list-style-type: none"> • (9) 8' x 10' with levelers and lights • (1) 8' x 10' UPS Door with leveler and light 	Security & Fencing	Fully fenced and secure facility with security cameras around the perimeter
Drive In Doors:	(4) Drive In Doors - East Wall <ul style="list-style-type: none"> • (1) 12' x 14' • (1) 12' x 12' • (1) 8' x 12' • (1) 12' x 14' with an interior dock well *for material handling & crane offloading (1) Drive In Door - West Wall <ul style="list-style-type: none"> • (1) 16' x 21' with an interior dock well 		
Miscellaneous Door	(1) Miscellaneous Door - East Wall <ul style="list-style-type: none"> • (1) 12' x 14' 		



PROPERTY OVERVIEW PHOTOS



PROPERTY OVERVIEW LOCATION AERIAL



PROPERTY OVERVIEW SITE PLAN



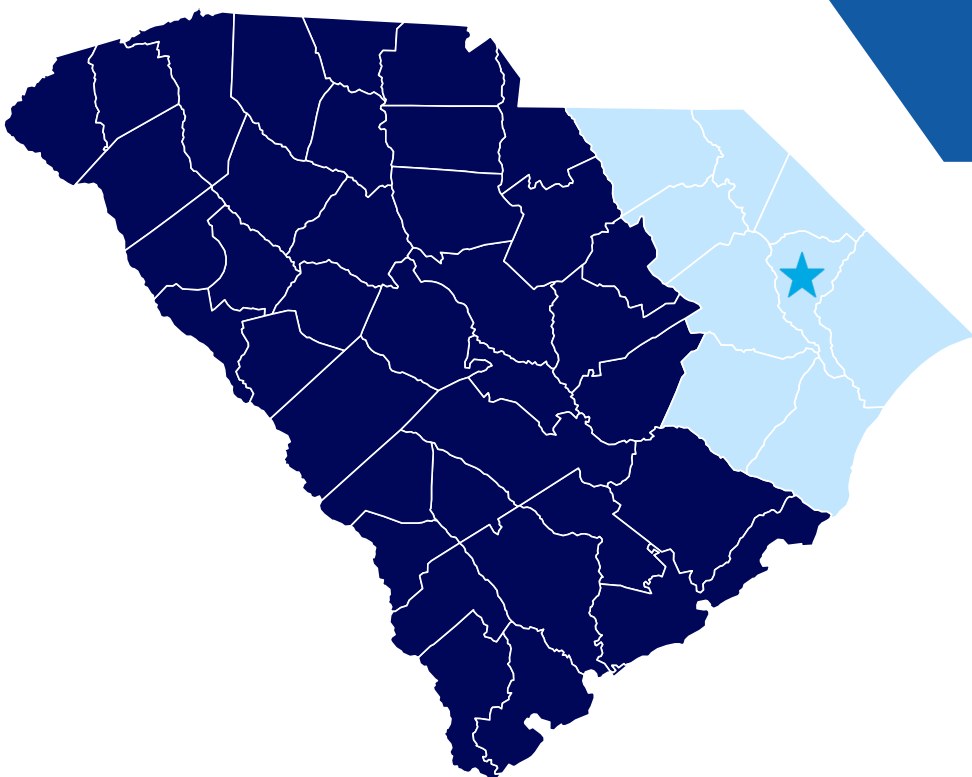
- Fire system tank
- Transformer

AREA & MARKET OVERVIEW

NORTHEASTERN SC



Northeastern Strategic Alliance (NESA)



The Northeastern Strategic Alliance (NESA) in SC offers aggressive incentives that position industries for growth and create an exceptional economic climate that maximizes return on investment.

The State of South Carolina offers performance-based targeted incentives including:

- No state property tax or inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Favorable corporate income tax structure

#1

Fastest Growing State

(U.S. Census Bureau, 2025)

#2

Top State For Business

(Area Development, 2025)

#1

in Real GDP Growth

(U.S. Bureau of Economic Analysis, 2025)



The NESA region's population consists of **838,000 residents**



Diversified Economy including agriculture, distribution, manufacturing, and engineered materials.



The region's extensive infrastructure includes **600+ miles** of highways, **350+** miles of rail, **two** commercial airports, **14** general aviation airports, and SC's **Inland Port Dillon**.



Strong Labor Pool with **11,741 Advanced Manufacturing** Employees, **19,546 Distribution & Logistics** Employees, and **9,490 Engineered Materials** Employees.

AREA & MARKET OVERVIEW

MARION COUNTY LABOR



Base Labor Availability

Population 2025	265,716
Labor Force	110,515
Working age participation rate	95.2%

Blue Collar Work Force



Sector	# of Workers	% of Total Labor Force
Construction/Extraction	5,968	5.4%
Farming/Fishing/Forestry	442	0.4%
Installation/Maintenance/Repair	5,083	4.6%
Production	8,841	8.0%
Transportation/Material Moving	10,609	9.6%

Commuter Profile



Time	# of Commuters	% of Total Labor Force
15 Minutes or Less	29,949	27.1%
15-30 Minutes	38,790	35.1%
30-45 minutes	24,202	21.9%
45-60 minutes	9,615	8.7%
60+ minutes	8,068	7.3%



AREA & MARKET OVERVIEW

MULTI-MODAL CONNECTIVITY



Airports

Marion County Airport	2.6 mi
Florence Regional Airport	26.2 mi
Myrtle Beach International Airport	66.2 mi
Charleston International Airport	119 mi



Ports

Inland Port Dillon	18.8 mi
Georgetown, SC	68.3 mi
Wilmington, NC	89.3 mi
Charleston, SC	120 mi
Savannah, GA	209 mi

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