



INDUSTRIAL WAREHOUSE FOR LEASE

1800 Greeleyville Hwy
Manning, SC 29102

Trey Davis | Associate | tdavis@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



LEASE RATE
\$2,000/month MG



COUNTY
Clarendon County



AVAILABLE
5.87 Acres
10,250 SF



ZONING
IND 1 - Industrial



VEHICLES PER DAY
SCDOT 8,700 VPD 2023



TMS #
187-06-02-026-00

PROPERTY OVERVIEW

An exceptional opportunity awaits in Manning, South Carolina—5.87 acres and approximately 10,250 SF of prime industrial warehouse space now available for lease. This expansive parcel is ideally suited for a wide range of industrial and commercial applications, offering development potential in a thriving and strategically located community. Located in the heart of Manning, this property boasts a strategic position with excellent access to major highways and transport networks. Manning is renowned for its business-friendly environment, making it an ideal location for industrial ventures.

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NOTES:
1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.
2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: JULY 17, 2017
JOB NO: 17161
FIELD BOOK: D/C

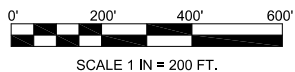


LINE -- TABLE		
LINE	BEARING	DISTANCE
L1	S 20°49'13" W	13.01'
L2	S 20°28'45" W	181.07'
L3	S 75°01'02" E	8.01'
L4	S 20°17'17" W	150.23'
L5	N 69°28'25" W	8.14'
L6	S 20°14'08" W	69.08'
L7	S 20°22'34" W	100.09'
L8	N 71°39'57" W	125.03'
L9	N 61°48'33" W	50.38'
L10	N 71°18'32" W	123.55'
L11	N 71°31'16" W	123.62'
L12	S 21°42'41" W	114.58'
L13	N 72°19'51" W	50.31'
L14	N 21°45'31" E	140.40'
L15	N 72°09'56" W	117.42'
L16	N 72°24'19" W	29.89'
L17	N 72°20'55" W	70.03'
L18	N 72°09'39" W	100.26'
L19	N 72°11'27" W	80.33'
L20	N 72°11'27" W	19.58'
L21	N 72°20'26" W	99.94'
L22	N 72°17'23" W	99.91'
L23	S 17°47'23" W	139.93'
L24	S 17°44'41" W	29.24'
L25	S 20°23'59" W	110.68'
L26	N 18°42'33" E	603.78'
L27	N 15°19'53" E	153.68'
L28	N 17°35'05" E	514.14'
L29	N 17°44'41" E	85.58'
L30	S 56°34'33" E	207.83'
L31	S 17°44'41" W	29.24'
L32	S 20°29'44" W	101.06'
L33	N 66°59'27" W	432.67'
L34	N 53°16'21" W	30.99'

L35	N 44°07'47" W	23.07'
L36	N 50°42'49" W	78.41'
L37	N 53°43'42" W	34.00'
L38	N 47°59'27" W	17.98'
L39	N 47°04'19" W	22.75'
L40	N 48°50'29" W	22.56'
L41	N 42°55'16" W	23.41'
L42	N 36°25'56" W	16.58'
L43	N 39°04'40" W	17.52'
L44	N 17°50'54" W	19.21'
L45	N 03°09'20" W	14.88'
L46	N 22°24'23" E	16.87'
L47	N 20°25'26" E	25.74'

CURVE -- TABLE

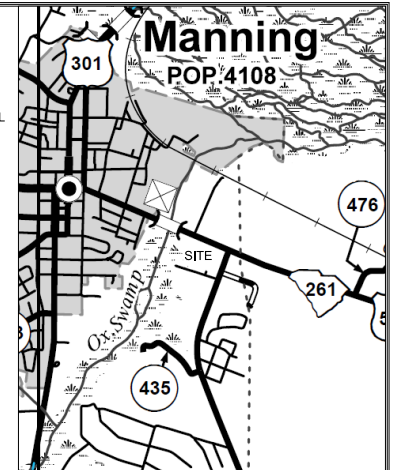
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	129.41'	30.00'	247°08'57"	S 17°43'55" W	49.99'



TAX MAP No. 187-06-02-025-00
TAX MAP No. 187-06-02-027-00
TAX MAP No. 187-06-02-026-00
TAX MAP No. 187-05-04-010-00
TAX MAP No. 187-05-03-010-00
TAX MAP No. 187-05-01-022-00
TAX MAP No. 187-05-01-001-00

- LEGEND
- WM - WATER METER
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CATV - CABLE TV PEDESTAL
 - PP - POWER POLE
 - PH - TELEPHONE PEDESTAL

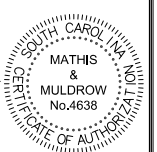
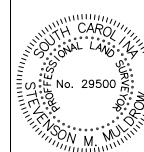
PLAT REFERENCES:
PLAT BOOK 12 PAGE 1
PLAT BOOK 53 PAGE 5
PLAT BOOK 39 PAGE 76
PLAT BOOK 25 PAGE 58
PLAT BOOK 29 PAGE 133
PLAT BOOK 53 PAGE 2
PLAT BOOK 94 PAGE 7



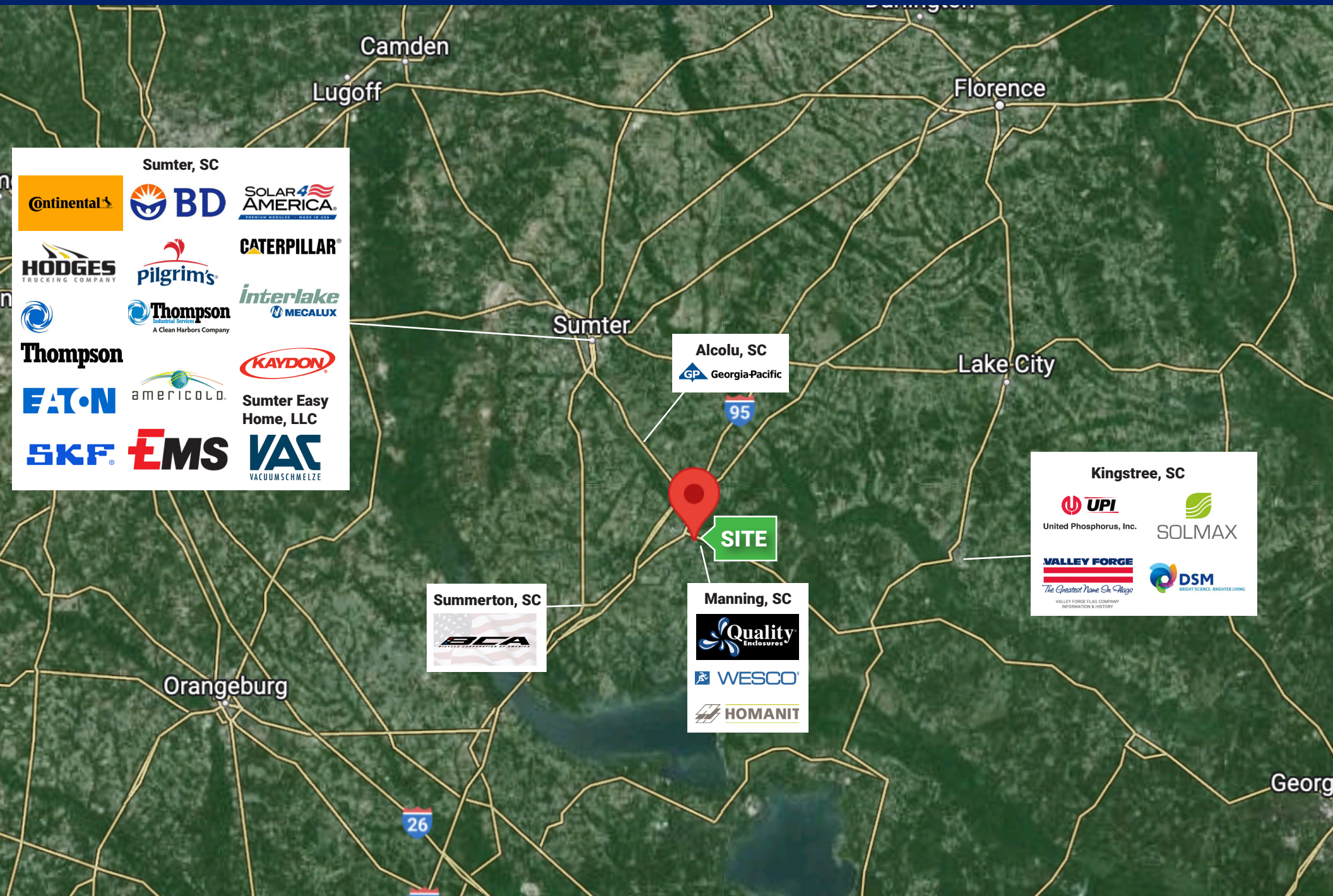
LOCATION MAP - NOT SCALE

- A5 JANNIE MAE CHINA
C/O ELLA GIBSON
TM# 187-05-01-005-00
- A6 DALE S. & RHONDA R.
WINDHAM, JTWS
TM# 187-05-01-006-00
PB. 43 PG. 375
- A7 ALFREDA C. RAGIN
TM# 187-05-01-007-00
PB. E1074 PG. 7
- A8 FRANCINE DALMEUS
TM# 187-05-01-008-00
PB. S-50 PG. 305
- A9 SONYA BRAND
TM# 187-05-04-007-00
PB. 1007 PG. 2
- A10 TRINITY HOMES, INC.
TM# 187-05-03-009-00
PB. 34 PG. 87
- A11 MILE & REYNOLDS, INC.
TM# 187-05-03-011-00
DB. 403 PG. 294
- A12 CLARENDON COUNTY DISABILITIES
& SPECIAL NEEDS BOARD
TM# 187-05-03-002-00
PB. 24 PG. 165
- A13 CHARLES GEORGE & AMY
JOAN KLEIN
TM# 187-05-03-001
PB. S-43 PG. 541
- A1 WINSTON & BOBBIE BEHARRIE
TM# 187-05-01-009-00
DB. 436 PG. 16
- A2 TONYA RICHBURG
TM# 187-05-01-002-00
PB. 34 PG. 87
- A3 DIANE F. BLANDING
TM# 187-05-01-003-00
PB. S-51 PG. 43
- A4 CHRISTINA BLANDING
TM# 187-05-01-004-00
PB. 34 PG. 87

SOUTH CAROLINA	CLARENDON COUNTY	SCHOOL DISTRICT 2
SURVEYED FOR: RAND HOLDING, LLC.		
PLAT OF A DIVISION OF SEVEN TRACTS, SHOWN AS PARCELS A,B,C,D,E,F & G ON THIS PLAT.		
MATHIS & MULDROW LAND SURVEYING, INC. 13 WEST BOYCE STREET, MANNING, S.C. 29102 OFFICE (803) 435-2425 EMAIL: MCBRIDE@FTC-LNET		
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.		
IS THIS PROPERTY IN AN F.L.A. DESIGNATED FLOOD HAZARD AREA? PARTIALLY FIRM MAP NUMBER: 45027C0254C EFFECTIVE DATE AUGUST 19, 2013.		



MAJOR EMPLOYERS





- I-95: 3 Miles
- Route 261: 2.2 Miles
- Route 301: 1 Mile
- Route 378: 18 Miles
- Route 15: 10 Miles
- Hwy 52: 17 Miles



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Clarendon County Fleet Services
Pizza Wholesale of Lexington

Poston Ln

Poston Insurance Agency

261

East Palmetto Ambulance Service



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Heriot St