

# AVAILABLE

1931 JOE RODGER BLVD.  
MANNING, SC

**48,000 SF of Manufacturing/Warehouse and Office Space**



- 47,000 SF OF MANUFACTURING/ WAREHOUSE SPACE WITH 1,000 SF OF OFFICE SPACE. TOTAL SPACE 48,000SF
- BUILDING DIMENSIONS 200' x 240'
- BAY SPACING 40' x 40'
- SITE: 15 ACRES
- YEAR BUILT: 2000
- TRUCK DOORS: 3 DOCK HIGH 1 DRIVE-IN
- CLEARANCE: 24' TO 28'
- UTILITIES: PUBLIC WATER & SEWER SANTEE ELECTRIC COOP
- LEASE RATE: \$3.05/SF NET
- INDUSTRIAL PARK LOCATION ON I-95
- 1 MILE FROM I-95
- 26 MILES FROM I-26

FOR LEASE

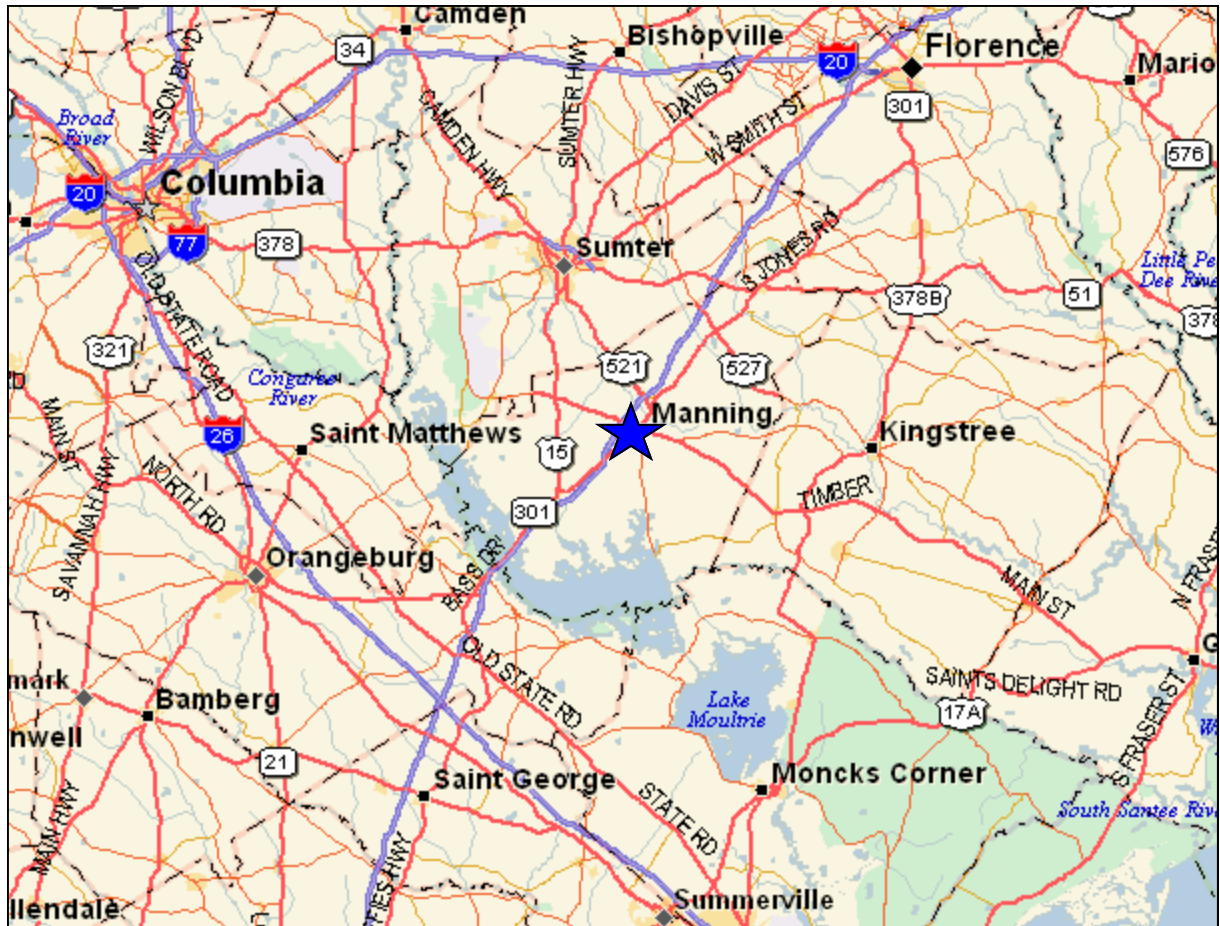
**NAI** BATTEN & MOORE, LLC  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

P.O. Box 509 Charleston, SC 29402 (843) 805-6060 (843) 577-6656 [www.batttenandmoore.com](http://www.batttenandmoore.com)

The information contained herein has been obtained from sources deemed reliable but not warranted for accuracy by Batten & Moore, LLC.

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# 1931 JOE RODGER BLVD.



## Directions from Charleston, SC:

- Take I-26 West.
- Merge onto I-95 via exit 169B towards Florence.
- Take the SC-261 exit-EXIT 119-toward Paxville/Manning.
- Turn slight right onto Paxville Hwy/SC-261. Continue on SC-261.
- End in Manning.



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