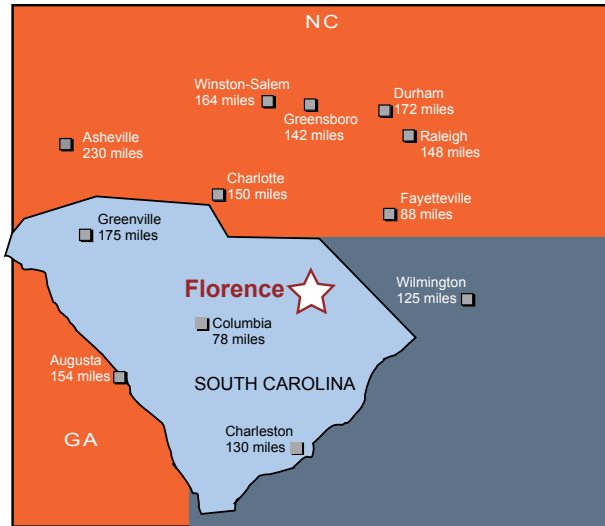


A First Class Opportunity.

***Pristine, 423,581 sq. ft. building
on 92 acres in South Carolina***



A one-of-a-kind offering.

UP TO 423,000 SQ. FT. AVAILABLE —

Construction

6" – 12" reinforced concrete floors, ceiling heights from 30' to 43', steel columns spaced 50' x 50', insulated metal walls.

Utilities

Electric provided by Progress Energy, gas provided by SC Pipeline Corporation, water and sewer provided by City of Florence; 10,000 gallon waste water pre-treatment facility.

Power: Six onsite transformers; five 2,500 KVA and one 1,500 KVA.

Lighting

277 volt metal halide and T5 lighting.

Sprinkler

100% wet system.

Office Facilities

Approximately 39,000 SF of offices.

Original Main Offices: 25,000 SF, two-story space with a reception lobby, large product display/conference room, executive offices and support areas.

Additional Offices: Built in 2007: 14,000 SF of pristine space, barely used, includes separate glass-style entry, lobby, break room and kitchen.

In-Plant Offices: Additional supervisory, engineering and lab offices are located throughout the remainder of the building.

Compressed Air

Three Ingersoll-Rand compressors.

Truck Loading

27 dock-high truck doors with levelers, including interior well under the 25-ton crane, plus drive-in doors.

Cranes

One 35-ton crane, one 25-ton crane, two 20-ton cranes, four 10-ton cranes, a 5-ton monorail and a 3-ton jib crane.

Location

Strategically located, the property fronts Interstate 95 and provides convenient access to Interstate 20 and Florence Regional Airport.

For more information, contact:
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Florence Industrial Center is asset managed by
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