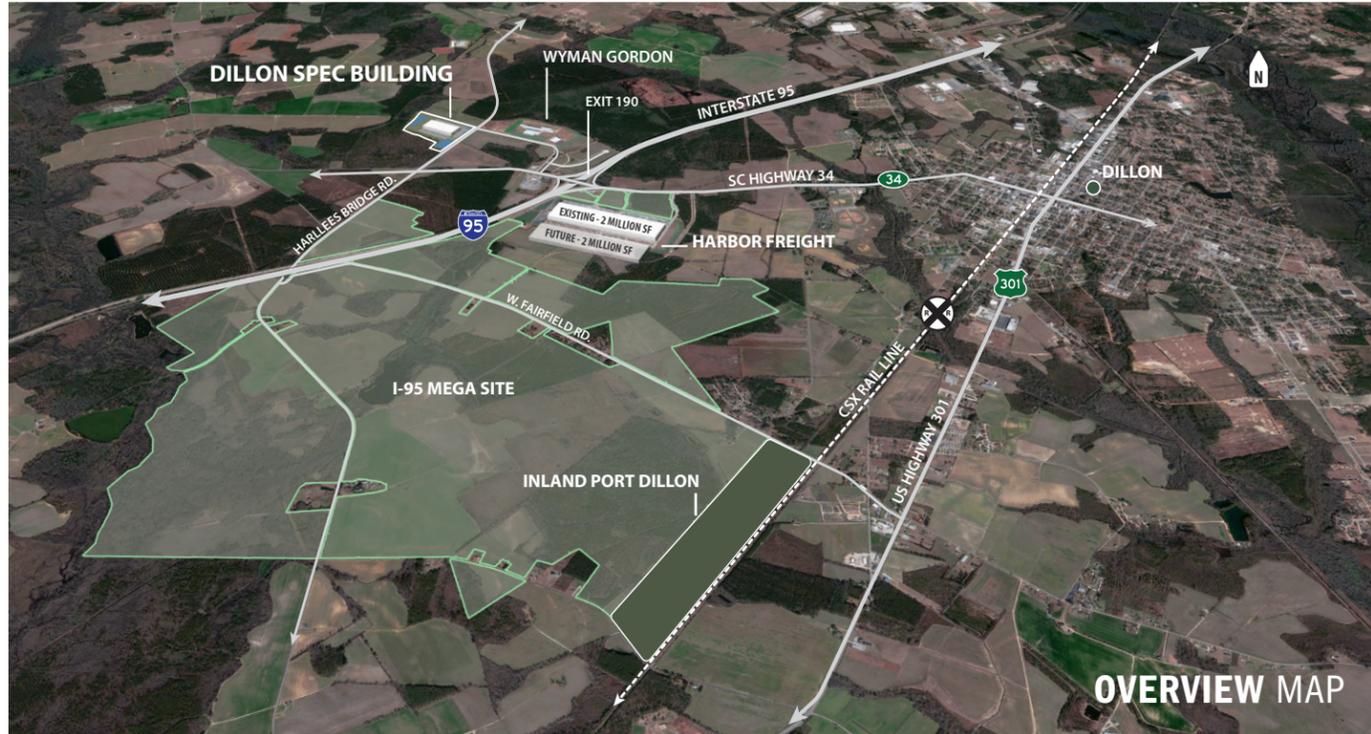


# DILLON SPEC BUILDING

250 HARLLEES BRIDGE RD.  
DILLON, SC 29536



OVERVIEW MAP

# DILLON SPEC BUILDING

250 HARLLEES BRIDGE RD.  
DILLON, SC 29536

**109,200 SF** (EXPANDABLE TO 400,000 SF+)



## INFRASTRUCTURE + BENEFITS



Our Region is home to  
**the largest CSX**  
Rail Yard, Located in SC



Overnight to + from the  
**Port of Charleston**,  
one of the largest ports  
on the east coast



Convenient Travel  
**via major Airports**  
MYR, CHS, CAE, and more



Only 0.8 Miles to  
**Interstate 95**  
and Near SC Highway 34



In SC there are numerous  
**Tax Exemptions**  
available to invested companies



Cost of Living is  
**9% Lower than**  
the National Average



Industrial Electric Rates  
**12% Lower than**  
the National Average



Affordable Workforce:  
**33% Lower Salary**  
than the National Average

Source: Economic statistics from the North Eastern Strategic Alliance (NESA) <https://www.nesasc.org/competitive-advantages> and <https://www.nesasc.org/competitive-advantages/infrastructure>

## LOCATION



The Dillon Spec Building is only **4.6 miles** from  
the newly constructed Inland Port Dillon, which offers  
**overnight access** to the Port of Charleston,  
extending your reach to the region and beyond.

## BUILDING SPECIFICATIONS

- **Dimensions:** 260' x 420'
- **Acres:** 17.6 expandable to 45 acres
- **Construction:** Insulated Precast Concrete
- **Dock Doors:** Thirty-two (32) 9' x 10'
- **Drive-In Doors:** Two (2) 12' x 14'
- **Truck Courts:** Cross-Dock Capable, 185' deep
- **Clear Height:** 32' 6" at first column
- **Column Spacing:** 50' x 52' interior bays, 60' x 52' loading bays
- **Office:** To Suit Tenant
- **Floors:** To Suit Tenant
- **HVAC:** To Suit Tenant
- **Electric / Lighting / Fire Protection:** To Suit Tenant
- **Roof:** White TPO membrane with 20 year warranty
- **Automobile Parking:** To Suit Tenant (380+)
- **Trailer Parking:** To Suit Tenant

# DILLON SPEC BUILDING / DETAILED SITE PLAN

250 HARLLEES BRIDGE RD.  
DILLON, SC 29536

