

MDT SPEC BUILDING AT CAROLINA'S I-95 MEGA SITE



791 W. FAIRFIELD ROAD, DILLON, SC 29536



253,800 SF (EXPANDABLE TO 600,000 SF)

INFRASTRUCTURE + BENEFITS



Convenient Travel via MYR, CLT, CHS,
CAE Metropolitan Airport and More



1 mile to Inland Port Dillon



Industrial Electric Rates 12% Lower
than the National Average



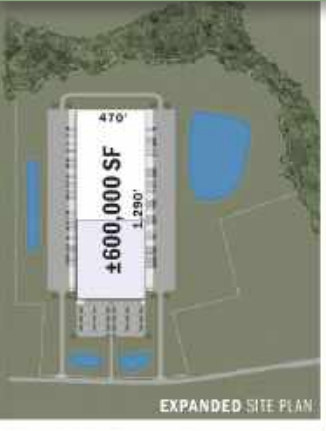
Only 1 mile to I-95 (Exit 190)

**DELIVERY:
Q3 / 2020**

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SITE PLAN: 710 W. FAIRFIELD ROAD
DILLON, SC 29536



BUILDING SPECIFICATIONS

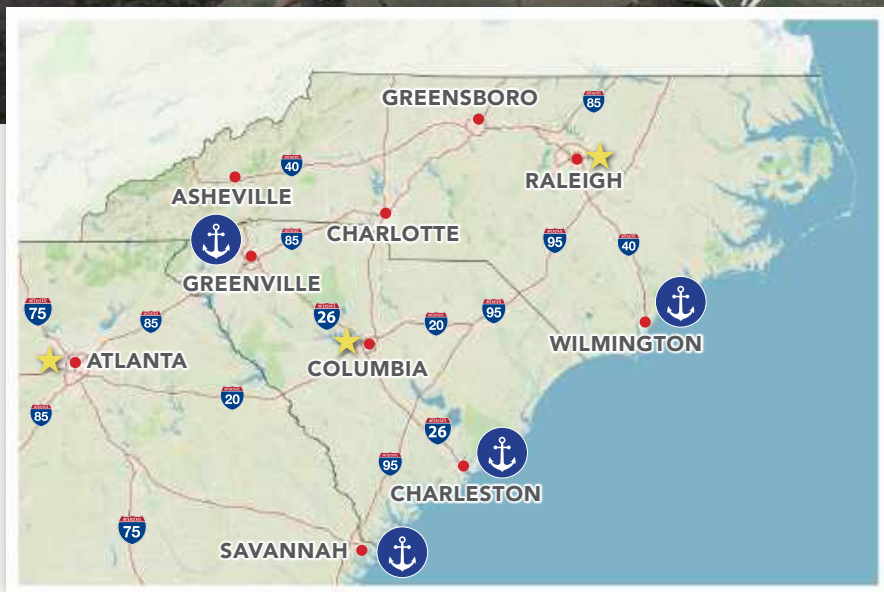
DIMENSIONS:	470' X 540'
ACRES:	68
CONSTRUCTION:	TILT-WALL CONCRETE
DOCK DOORS:	SIXTY (60) 9' X 10'
DRIVE-IN DOORS:	TWO (2) 12' X 14'
TRUCK COURT:	200' DEEP
CLEAR HEIGHT:	36' AT FIRST COLUMN
COLUMN SPACING:	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

OFFICE:	TO SUIT TENANT
FLOORS:	6" 4000 PSI CONCRETE
HVAC:	TO SUIT TENANT
ROOF:	WHITE TPO MEMBRANE WITH 20 YR. WARRANTY
ELECTRIC/LIGHTING:	TO SUIT TENANT
FIRE PROTECTION:	TO SUIT TENANT
AUTO PARKING:	TO SUIT TENANT (300+)



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THE DILLON SPEC BUILDING IS ONLY 1 MILE FROM THE NEWLY CONSTRUCTED INLAND PORT DILLON, WHICH OFFERS OVERNIGHT ACCESS TO THE PORT OF CHARLESTON EXTENDING YOUR REACH TO THE REGION AND BEYOND.



- MAJOR CITIES
- ★ STATE CAPITALS
- ⚓ PORTS



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