

MDT SPEC BUILDING

@ ASCOTT VALLEY INDUSTRIAL PARK



4701 ADRIAN HIGHWAY, CONWAY, SC 29526
33.946275, -79.00845



100,490 SF (EXPANDABLE TO 153,360 SF)

INFRASTRUCTURE + BENEFITS



Fastest growing county in South Carolina, 5th in United States



25 miles to Myrtle Beach International Airport



51 miles to Inland Port in Dillon, SC
100 miles to Port of Charleston, SC
86 miles to Port of Wilmington, NC



50 miles to Interstate 95



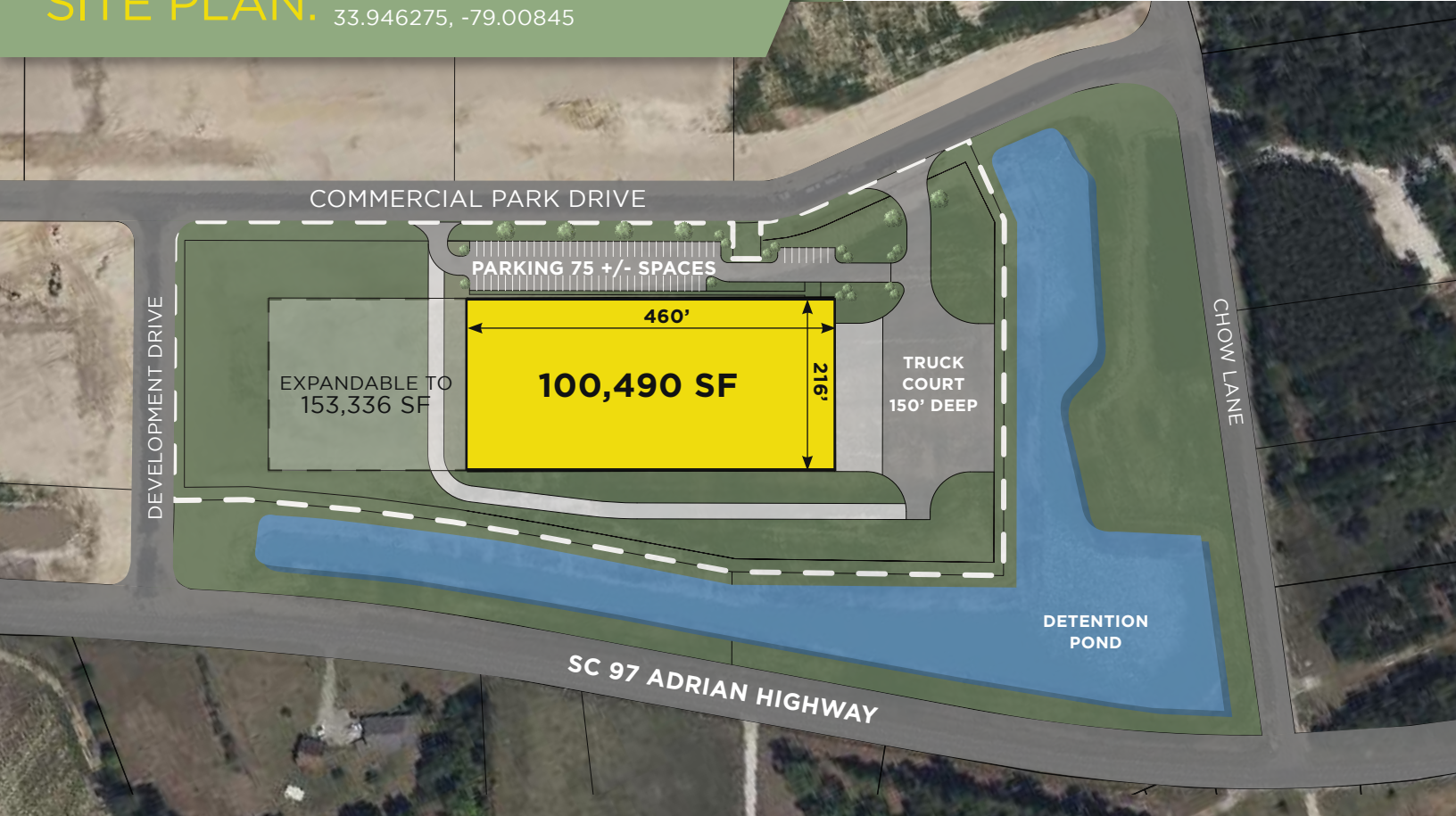
DELIVERY: Q3/ 2024

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SITE PLAN: 4701 ADRIAN HWY, CONWAY, SC 29526
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BUILDING SPECIFICATIONS

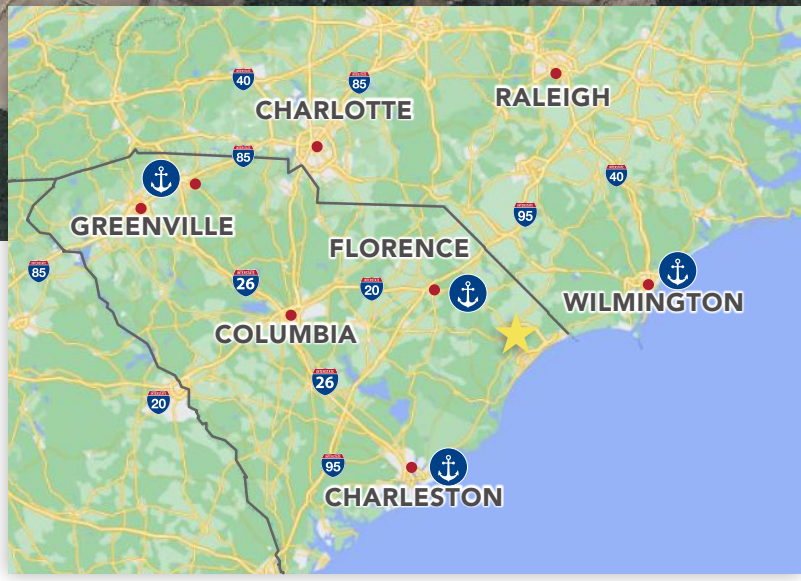
DIMENSIONS:	216' X 460' (INTERIOR)
ACRES:	9.9
CONSTRUCTION:	TILT - UP CONCRETE
DOCK DOORS:	(4) 9' X 10' (9 KO DOORS)
DOCK PACKAGES:	(4) 35K LB LEVELERS
DRIVE-IN DOORS:	(1) 12' X 14'
TRUCK COURT:	150' DEPTH
CLEAR HEIGHT:	32' 6" AT FIRST COLUMN
COLUMN SPACING:	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

OFFICE:	TO SUIT TENANT
FLOORS:	6" 4000 PSI CONCRETE
HVAC:	TO SUIT TENANT
ROOF:	TPO MEMBRANE
ELECTRIC/LIGHTING:	1600 AMP/LED LIGHTING
FIRE PROTECTION:	TO SUIT TENANT
AUTO PARKING:	11 SPACES (EXP. TO 75+)

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-  LOCATION OF PROPERTY
-  MAJOR CITIES
-  PORTS



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