

FOR SALE > TURN-KEY RECYCLING OPERATION > ±241,175 SF



538 Multitex Street

ULMER, SOUTH CAROLINA 29849



The subject property is a ±241,175 SF recycling facility. The building enjoys high ceiling clear heights, heavy power and ample docking abilities on over 100 acres of land. The site is located in Allendale County, SC and about 90 minutes south of Columbia, SC.

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538 Multitex Street > Industrial Space

A ±241,175 SF masonry framed and metal paneled former recycling facility situated on 101.53 acres. Located along US-301/321 about 40 miles from Interstate 95, approximately 90 minutes south of Columbia, SC, and 110 minutes north of Charleston, SC in Allendale County.

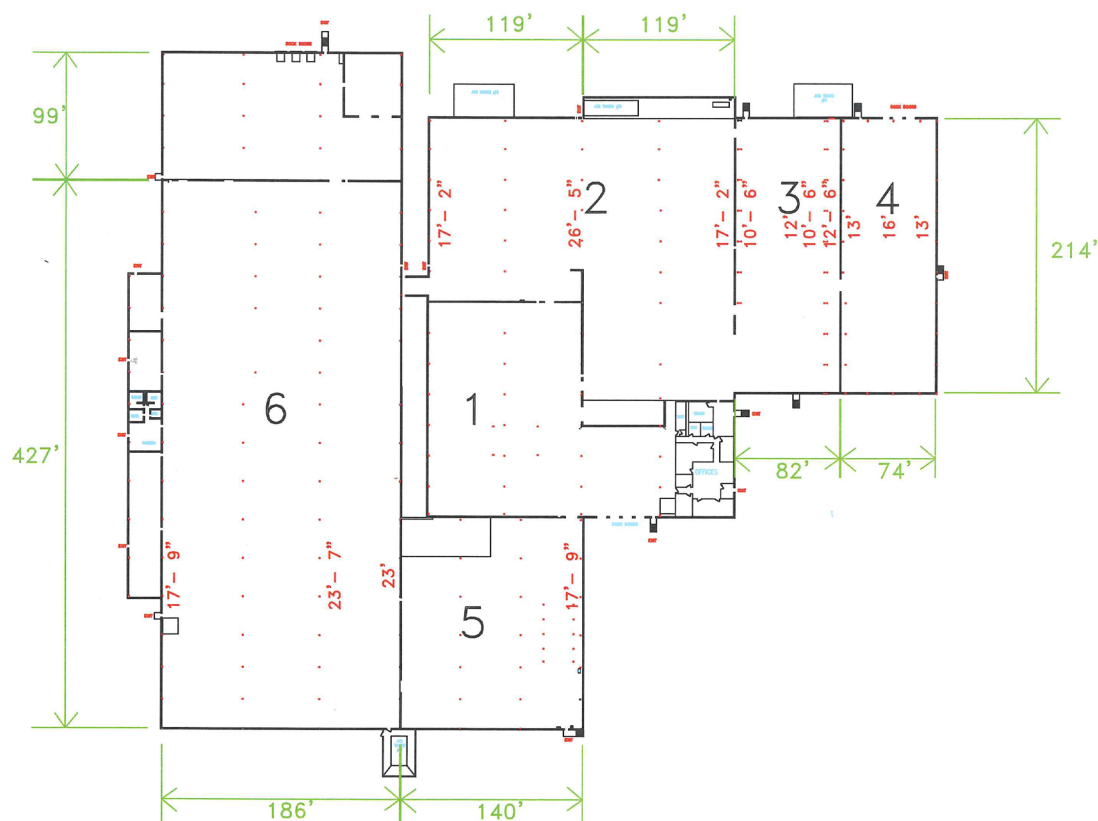
Building Amenities

- > **Year Built:** 1970 (Renovations in 1995)
- > **Condition:** Good
- > **Former Use:** Recycling
- > **Parking:** ±225 spaces
- > **Sprinkler:** 100% wet system
(.20 GPM / 3,000 SF)
- > **Clear Height:** 10'-6" - 26'
- > **Rail Siding:** Served by CSX
Access for rail spur to be added
- > **Ports:** Port of Charleston, 110 Miles
Port of Savannah, 100 Miles
- > **Truck scale:** on-site
- > **Interstate Access:** I-95, 40 Miles
- > **Commercial Airport:** Charleston International Airport, 80 Miles
- > **Doors:** 9 Dock High Doors with Levelers
- > **Site:** ±101.53 Acres
- > **Utilities:**
 - Electricity:* SCE&G, three pad mounted transformers (2.5, 3.5 and 3.5 MVA), switchgears - two 3,000 amp and one 4,000 amp (GE), 480/277 volt, 3-phase
 - Gas:* SCE&G, 4" main line
 - Water:* Town of Ulmer
- > **Real Property and Equipment Price:** \$7,000,000.00
- > **Recycling Equipment List and Amenities:** Contact Brokers

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538 Multitex Street > Floor Plan

Construction:

Floor: Concrete
Walls: Masonry Framed with
Pre-Engineered Metal Panels
Roof: Metal

Building Area:

Office Area: ±3,281 SF
Mfg. / Whse. Space: ±237,894 SF
Total: ±241,175 SF

Miscellaneous:

On-Site Truck Scale

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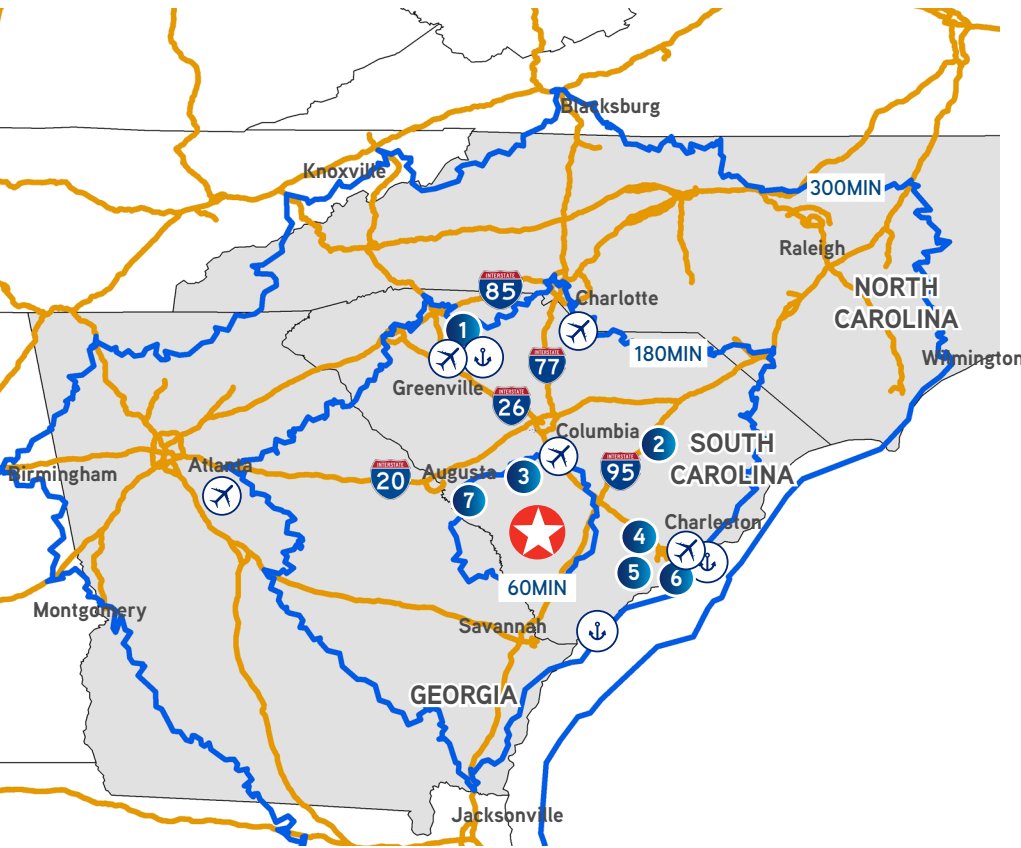
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Contact Us

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DISTANCE from **538 MULTITEX STREET** to:

- | | | | |
|--|---|---|---|
| 1 BMW Manufacturing Co. 174 minutes |  | 5 Boeing Co. 102 minutes |  |
| 2 Continental Tire 100 minutes |  | 6 Daimler Vans Manufacturing, LLC 93 minutes |  |
| 3 Michelin Tires 85 minutes |  | 7 Bridgestone Tires 79 minutes |  |
| 4 Volvo 95 minutes |  | | |

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