



## AVAILABLE INDUSTRIAL BUILDING

### CARO-KNIT



<b>Location</b>	613 S. Main St., Jefferson, SC 29718
<b>Purchase Price</b>	\$950,000 or \$1.00/SF/Year Lease
<b>Site Size</b>	252,820 SF on 78 acres
<b>Ceiling Height</b>	11' - 19'
<b>Loading</b>	17 drive-in doors
<b>Water</b>	Town of Jefferson
<b>Sewer</b>	On-Site Treatment Plant
<b>Electricity</b>	Duke Energy Progress
<b>Natural Gas</b>	SCE&G
<b>Fiber</b>	Sandhill Telephone Cooperative
<b>Connectivity</b>	
<b>Highway</b>	South Main St. (2 lanes)
<b>Interstate</b>	I-20 (37 miles)
<b>Rail</b>	None
<b>Air</b>	Florence Regional Airport (55 miles)
<b>Nearest Port</b>	75 miles



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