



30 Hengst Drive

CAMDEN • SOUTH CAROLINA

NAIColumbia

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EXECUTIVE SUMMARY

- ±77,924 SF manufacturing facility including ±4,095 SF of office space for sale
- Located in Steeplechase Industrial Park in Camden, SC (Kershaw County)
- Situated on 20 acres with quick access to I-20
- Clear height min: 24'-3", max: 27'
- Consists of 40' x 40' clear spans
- 4 loading docks include dock locks and dock levelers
- (2) 16' x 16' drive in doors
- Water and sewer: City of Camden
- Power: Duke Energy
- Natural Gas: Duke Progress (10 psi)
- 480 three phase power with 2 transformers
- Telecom: AT&T
- **Sale price: \$2,650,000**



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STEEPLECHASE INDUSTRIAL PARK



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the sale.

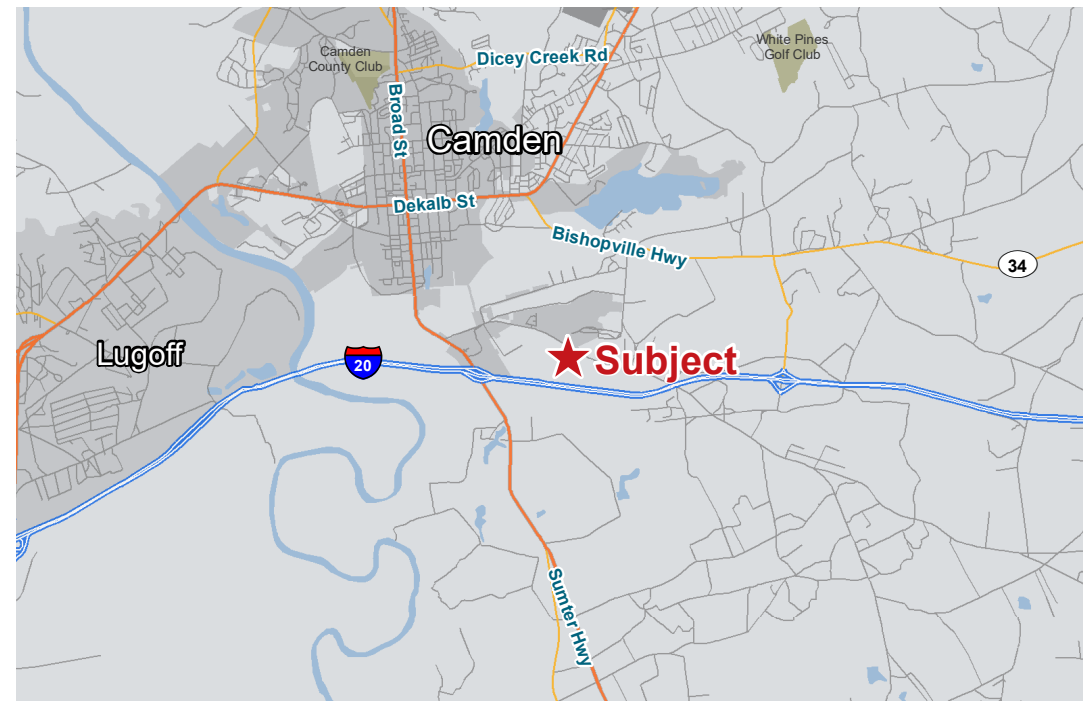
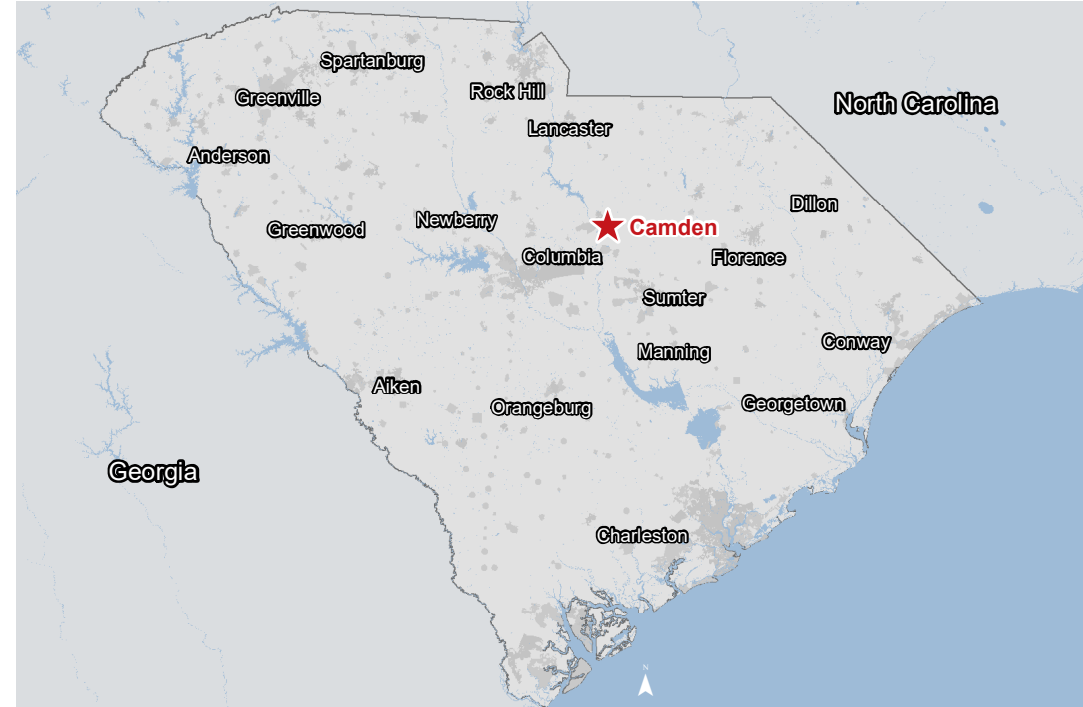
NAI Columbia

About Camden, South Carolina

Camden is a city in Kershaw County, South Carolina, United States. It is the largest city and county seat of Kershaw County. Kershaw County has over 60 historic sites, some dating back as far as the late 1700s, in Camden's Historic District, including parks, cottages, and spacious mansions. Walk the grounds and tour the houses of the Historic Camden Revolutionary War Site, occupied by Lord Cornwallis while in Camden during the Revolutionary War.

Camden is the oldest inland city in South Carolina, and home to The Carolina Cup and The National Steeplechase Museum. Other equine events such as horse shows, polo matches, and foxhunts are available throughout the year.

US 521 runs through downtown; leading 29 miles south to Sumter and 85 miles north to Charlotte, North Carolina. US 601 runs with US 521 through downtown; leading 21 miles north to Kershaw and 50 miles south to St. Matthews and 69 miles to Orangeburg. US 1 intersects with US 521 and 601 in downtown; leading 30 miles southwest to the state capital, Columbia and 55 miles northeast to Cheraw. Interstate 20 bypasses the city's center, 2 miles south.



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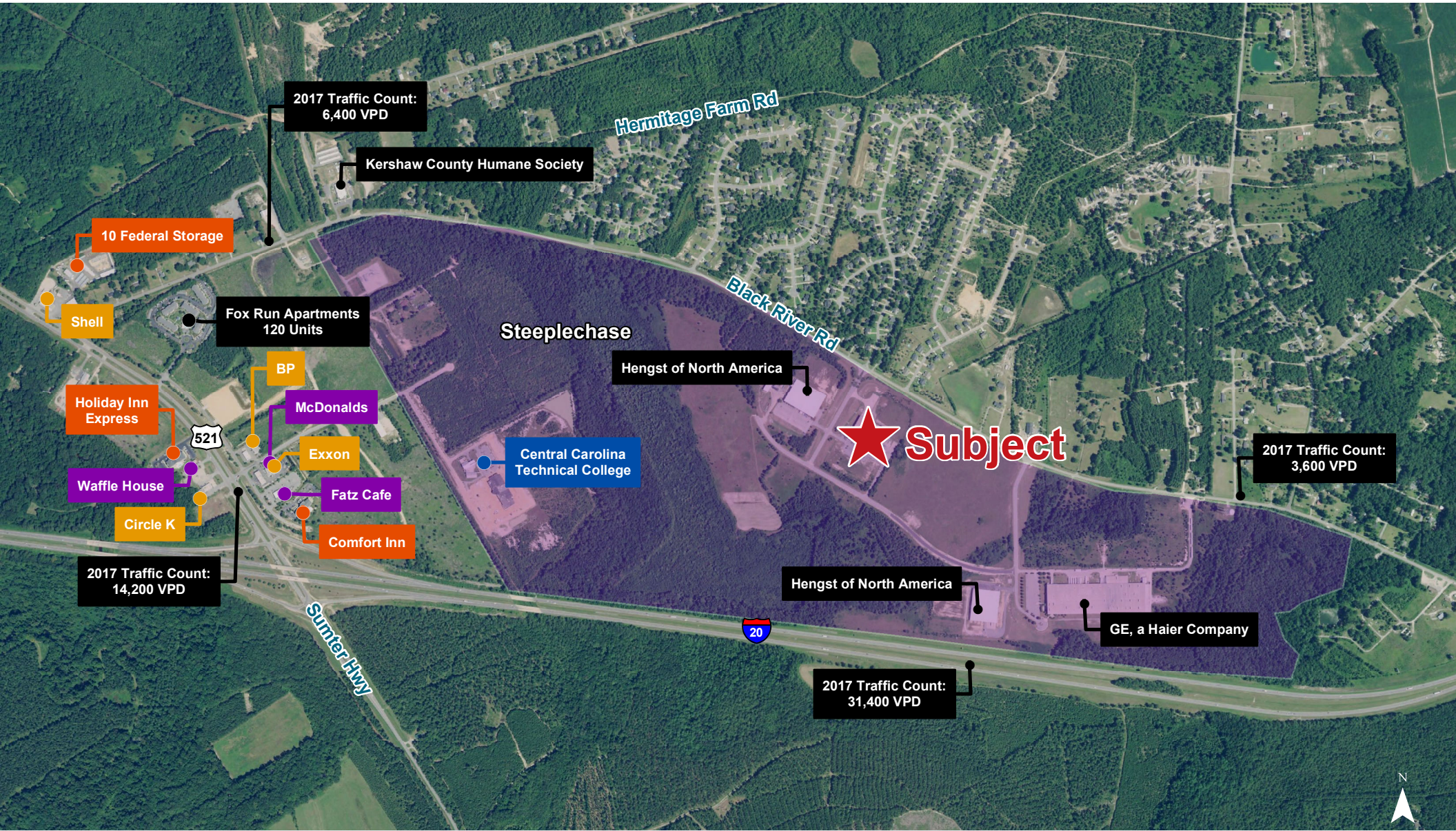
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AERIAL MAP



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