

## MARKETING BROCHURE

COLDWELL  
BANKER  
COMMERCIAL

ADVANTAGE



For Sale

ACCENT STEEL

**ACCENT STAINLESS STEEL**

3683 Ralph Ellis Blvd.

Loris, South Carolina 29569

- 50,000 S/F facility
- 9 Acres
- **\$3.2 M**

**Lui Cheng**

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**COURTESY OF:****Coldwell Banker Commercial  
ADVANTAGE**

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### EXECUTIVE SUMMARY

Subject property is a Class A 50,000 SF building on 9 acres of land located in The Loris Industrial Park of Loris, South Carolina. The property is zoned LI-Light Industrial. Built in 2016. It is currently use as light manufacturing facility. It has 2 drive-in doors and 1 dock high door. Steel frame with Tilt-up masonry exteriors. The warehouse has 28' ceiling height clear. Wet sprinkler system through out the building. 10,000 S/F with 8" concrete slab floor and another 40,000 S/F with 6" slab floor. It also equipped with 4 Five-Ton capacity cranes for heavy lifting. 33 surface parking spaces. The property has the capacity to expand for another 20,000 S/F.

Loris is a quintessential southern small town with rich history and culture in eastern South Carolina. It is about 35 miles north of Myrtle Beach. Located in Horry County, about five miles from the South Carolina-North Carolina border. Loris began as a railroad town, serving the area's rapidly-growing timber and turpentine industries. It was incorporated on July 26, 1902. There's a quality of life that residents cherish and visitors admire in this beautiful small town.

Horry County is a coastal county located in the northeastern region of South Carolina, approximately 121 miles north of Charleston, and 143 miles east of the state capital, Columbia. The county has a population over 310,000. It has over 112,225 households. The average household size was 2.37 and the average family size was 2.84. The median age was 41.1 years. The median income for a household in the county was \$43,142 and the median income for a family was \$51,600. The per capita income for the county was \$24,811.

Myrtle Beach is a destination town where the wide, white, sandy beaches lined with high rise hotels and residences look just like a beach resort city in Florida. The area attracts some 15 million tourists per year. Serving this market are vast developments of chain restaurants, amusement parks, miniature golf courses, and a variety of local events. Other amenities include over 100 golf courses and some country-and-western themed museums and entertainment, making Myrtle Beach an emerging Branson. People also come to the area to shop, and a large new mall and outlet mall anchor a diverse shopping scene. Property values and real estate in Horry County are rapidly rising in value since almost every one who visits wants to move or have a second home here.

### PROPERTY OVERVIEW

3683 Ralph Ellis Blvd.  
Loris, SC 29569



### PROPERTY

Property Name	Accent Stainless Steel
Tax Map Reference PIN#	176-06-02-0001
Property Location	3683 Ralph Ellis Blvd. Loris, Horry County, SC 29569
Property Type	Industrial
Present Use	Light Manufacturing Facility
Class	A
Year Built	2016
Building Size	50,000 SF
Expansion Capacity	Additional 20,000 SF warehouse space
Land	8.98 Acres
Ceiling Height	28' clear in warehouse, 9 feet in offices
Floor System	10,000 SF with 8" concrete slab 40,000 SF with 6" concrete slab
Walls	Steel frame with Tilt-up masonry Exterior
Sprinkler system	Wet system
Trucking Access	2 Drive-in doors 1 Dock high door
Electric Power	3 phrase, 1,600 amps
HVAC	Radiant heat, exhaust fans in the warehouse 2 full HVAC in office area, 4-ton & 3-ton system
Parking	33 asphalt paved parking space
Cranes	4 Five-Ton capacity cranes
Opportunity Zone	Yes
Offering Price	\$3,200,000

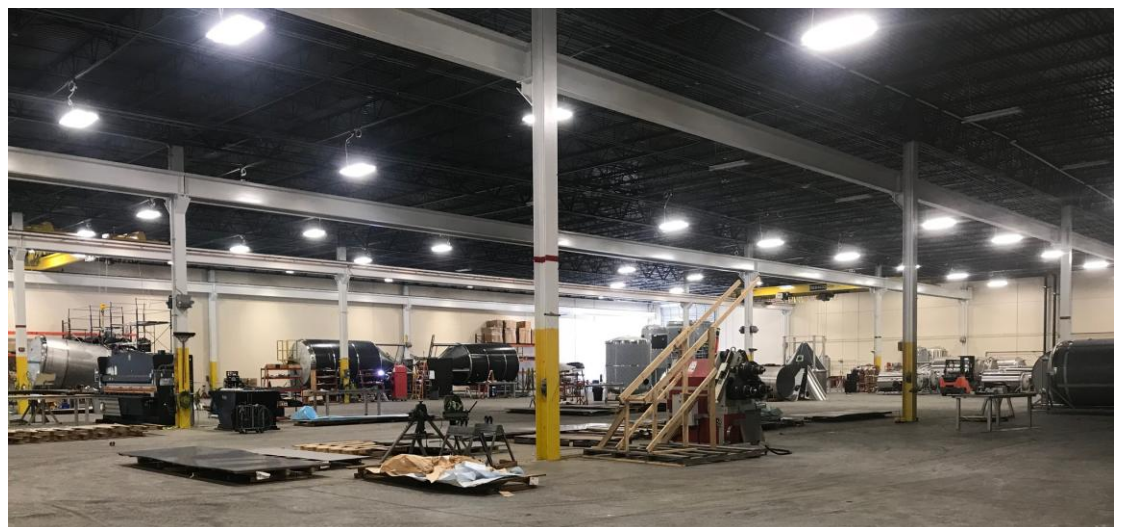
## PROPERTY PHOTOS



## PROPERTY PHOTOS



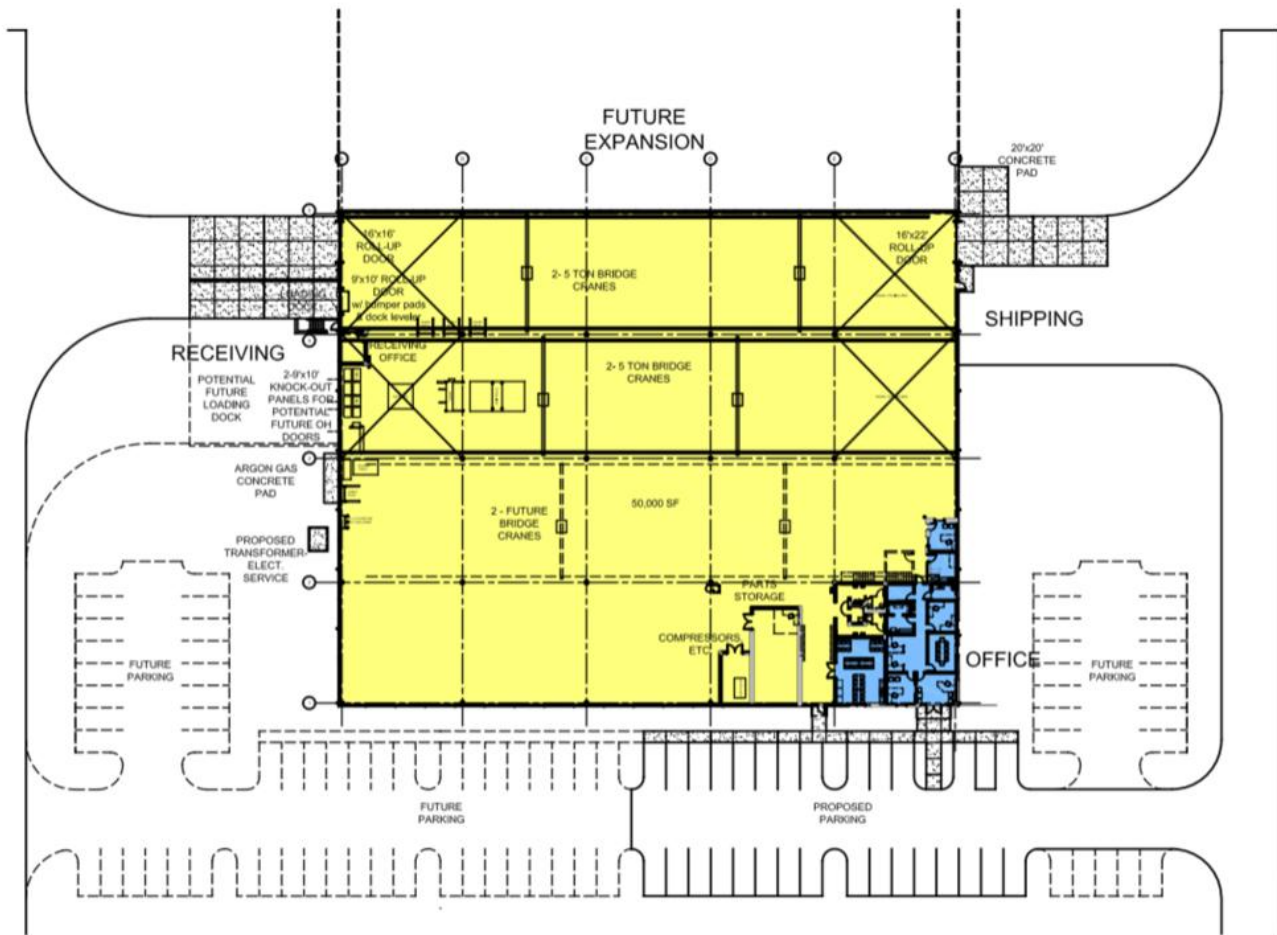
## PROPERTY PHOTOS



## PROPERTY PHOTOS








## FLOOR PLANS

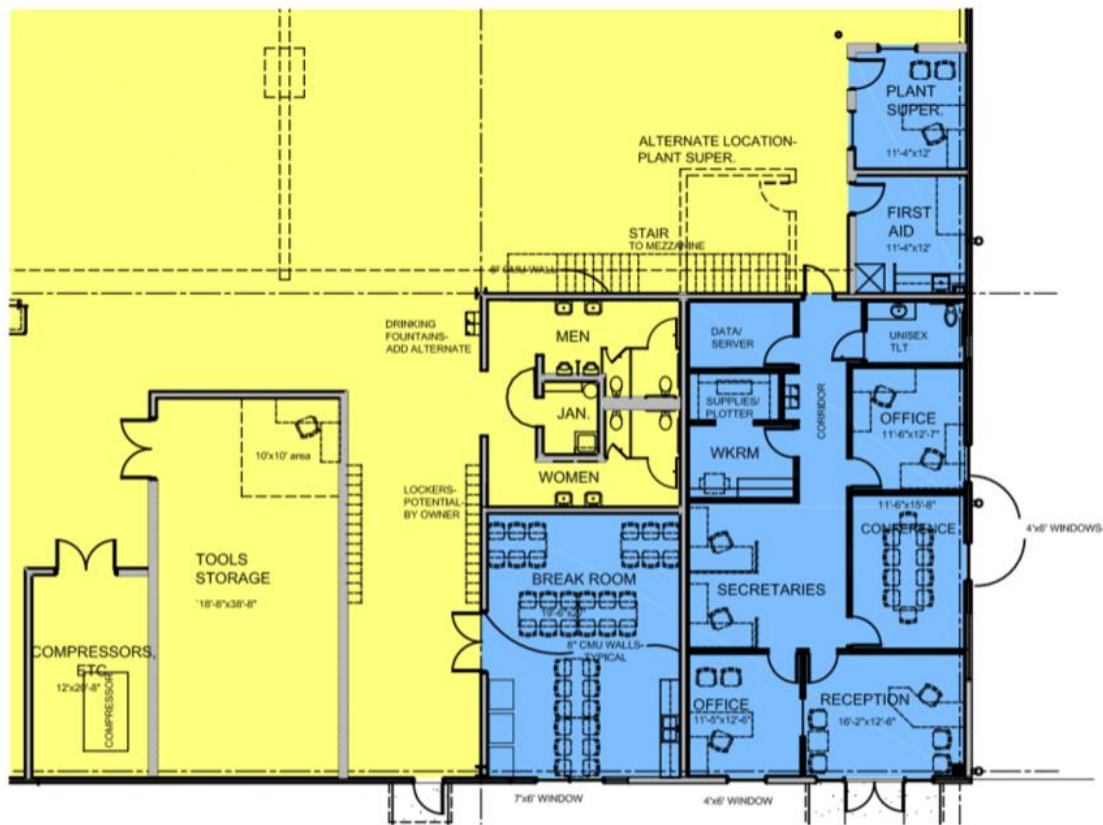


**PROPRIETARY**

PERKINS + WILKINSON + GILL ASSOCIATES, INC. — ARCHITECTS AND PLANNERS — 100 PROFESSIONAL DRIVE, SUITE 300, STERLING HEIGHTS, ILLINOIS 60439 — PHONE (312) 497-0910 FAX (312) 497-0911 — E-MAIL: [info@pwgill.com](mailto:info@pwgill.com)

DEVELOPER	CONCEPTUAL FLOOR PLAN		SCALE: 1/16"=1'-0"	DATE: 4-15-14	A1
 AGRACEL		A Proposed Manufacturing Facility for: <b>ACCENT STAINLESS MANUFACTURING</b> Loris, South Carolina	GRAPHIC SCALE 	 KAHN	 PMH <small>PLANNING &amp; MARKETING HARRIS</small>

## OFFICE FLOOR PLAN



2298 SF OFFICE AREA, BREAK  
ROOM, ETC.- CONDITIONED

**PROPRIETARY**

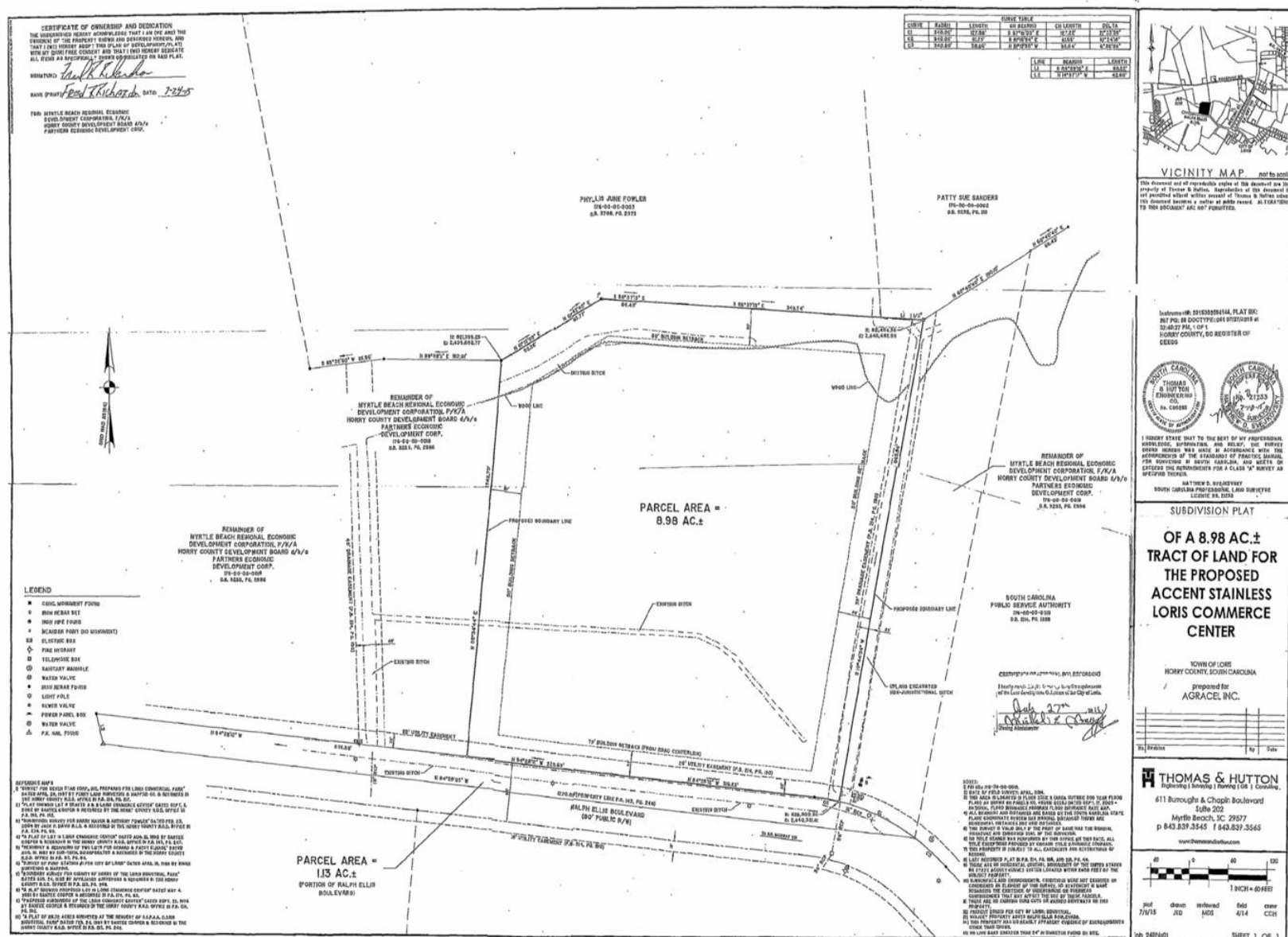
FILE # 2454540 - 2014 JANUARY, INC. - ARCHITECTURE AND PLANNING - 2014 PROFESSIONAL SEAL, STATE OF, REVISED SCALE, STATE OF CAROLINA, 2017 - PHONE (843) 497-4071 FAX (843) 497-4071 - E-MAIL: josh@joshkahn.com

DEVELOPER		CONCEPTUAL OFFICE FLOOR PLAN	SCALE: 1/4"=1'-0"	DATE: 4-15-14	A2
		A Proposed Manufacturing Facility for: <b>ACCENT STAINLESS MANUFACTURING</b>	GRAPHIC SCALE 0 5' 10' 15'		
		Loris, South Carolina			

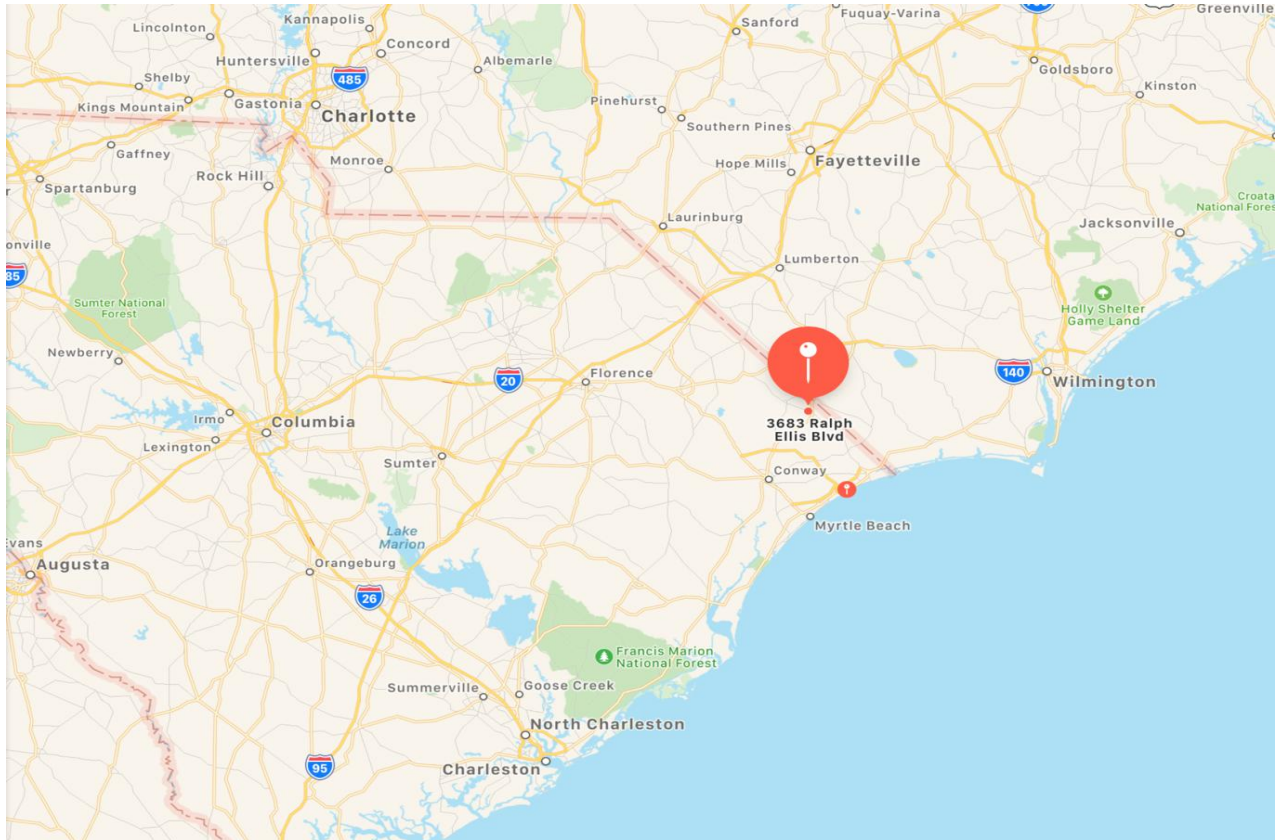
## PLAT



PROPERTY IDENTIFICATION	
Location	3683 Ralph Ellis Boulevard
City	Loris
County	Horry
State	South Carolina
Zip Code	29569
Tax ID PIN#	17606020001
Legal Description-Parent Tract	Deed Book 3233   Page 2986
Land Area	8.98 Acres
Improvement Size	50,000 Sq. Ft.





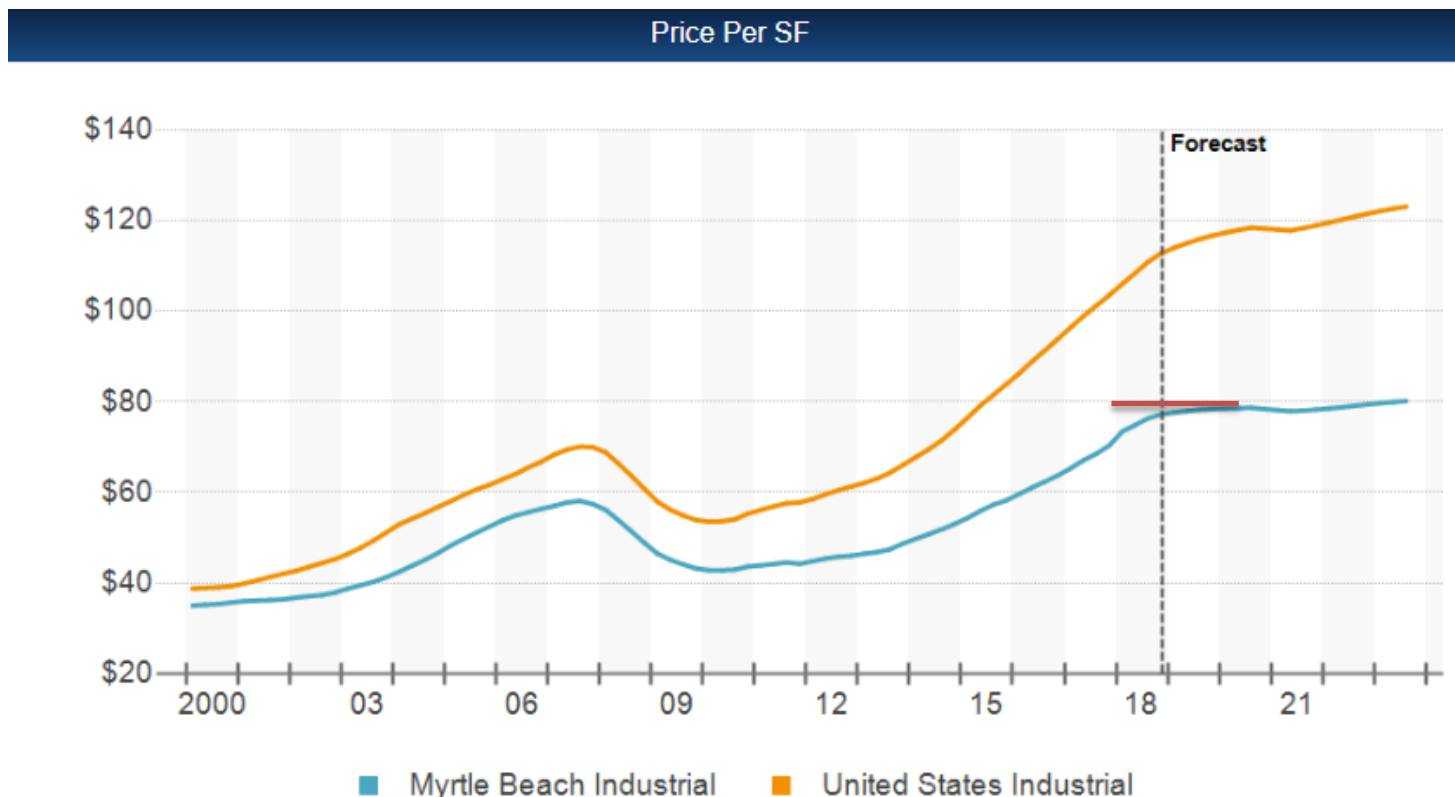


TRANSPORTATION HUB	DISTANCE (MILES)
US HIGHWAY 74	24
INTERSTATE 95	47
INTERSTATE 20	60
INTERSTATE 40	79
INLAND PORT-DILLION, SC	42
PORT OF GEORGETOWN, SC	59
PORT OF WILMINGTON, NC	77
PORT OF CHARLESTON, SC	121
PORT OF MOREHEAD CITY, NC	158
MYRTLE BEACH INTERNATIONAL AIRPORT (MYR)	40
WILMINGTON INTERNATIONAL AIRPORT (ILM)	75
CHARLESTON INTERNATIONAL AIRPORT (CHS)	124

## Market Overview:

Horry County's local industrial sector is primarily comprised of logistics space, which serves the local economy and surrounding areas. Most logistics buildings here are smaller, averaging around 20,000 SF. New supply has been limited over the current cycle, and 2018 is positioned to continue the trend. Vacancy rates in flex space are particularly low, potentially setting the metro up for future construction contingent on demand.

Investment activity in Horry County's logistics market is historically limited, with relatively few transactions occurring in any given year, most often for assets valued less than a million dollars. Since 2011, annual sales have ranged between slightly more than \$10 million and nearly \$22 million, though pricing per square foot has generally trended upward. In the earlier years of the cycle, pricing was often below \$30/SF, though more recent years have hovered closer to \$65/SF. Typically, sale trends mirror transactions similar to that of the 18,300-SF building located at 2216 NE Mercantile Dr. Ultimate Storage Company purchased the 3 Star building from Terry Hamilton in October 2017 for \$1.36 million, or \$75/SF.



## CONTACT INFORMATION

For more information, please contact:

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## CONFIDENTIALITY STATEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.