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**New Industrial Speculative Building Coming to Dillon County**

***Marlboro Development Team and Agracel Partner on New Space***

BENNETTSVILLE, S.C. – Marlboro Development Team, Inc. (“MDT”), has partnered with Agracel, Inc., to build a 110,000 square-foot speculative building in the Northeastern Commerce Center Industrial Park to attract new industry to the area. This will complement the new Dillon Inland Port that is set to open in April 2018. Construction will begin in December with an estimated Q2 of 2018 completion date.

The new facility will be a Class A industrial spec building, expandable to 400,000+ square feet, and will sit on 17 acres of land owned by MDT within the 331-acre industrial park. The site is approximately 4 miles from the Inland Port and is located adjacent to I-95. The building is designed to accommodate the needs of a modern manufacturer, food processor, or logistics firm.

“The decision to build was an easy one for us,” said MDT President and CEO William L. Fleming, Jr. “With the Dillon Inland Port scheduled to open in April, we desperately need finished product to provide industries looking to locate in the area.”

“Agracel has a 30-year history of investing in communities where America is growing and we wholeheartedly believe Dillon County has a bright future.  We are thrilled to partner with Marlboro Development Team and Marlboro Electric Cooperative to bring this highly flexible speculative facility to market.  We feel this building can accommodate the needs of a modern-day manufacturer or expand to over 400,000 SF to meet the needs of a logistics provider wanting to benefit from the new Dillon Inland Port,” said Agracel President and COO Dean Bingham.

Facing an increased demand from industrial prospects who want to locate in the immediate region, this building will allow industry to dramatically shorten their time to market and position the County, regional alliance, and state economic development partners for success in the recruitment of new jobs and capital investment. With the rapidly approaching completion of the Dillon Inland Port, the recent 1 million square-foot expansion of Harbor Freight Tool’s distribution center, and more than 3,400 acres of available industrial land, Dillon County is positioned well for an economic transformation.

Preliminary construction plans include the following specifications: insulated precast concrete construction, 32.5-feet minimum clear height; cross-dock capable; 50 feet by 52 feet column spacing with speed bays of 60 feet by 52 feet; up to 32 dock doors; clerestory windows; ample trailer storage; fire protection; lighting to suit tenant; and all utilities to the site.

MDT, the for-profit subsidiary of Marlboro Electric Cooperative, Inc., is a South Carolina-based, national commercial and industrial development company with projects currently located in more than 13-states across the country. MDT was also the development partner for the South Carolina Ports Authority Inland Port-Dillon as well as Owners Representative and Construction Manager for the new Harbor Freight Tools expansion.

Agracel, Inc. is an industrial development company headquartered in Effingham, Illinois with offices in Spartanburg, South Carolina; Jackson, Mississippi; and Nashville, Tennessee.   Over the past 30 years the company has focused on partnering with communities to facilitate job creation and being a value-added development partner.  Agracel is a long-term investor, who is interested in lasting partnerships with both their tenants and the communities in which they work.  Agracel provides an array of development services such as build-to-suit turnkey, build-to-suit leasebacks, and acquisition leasebacks.

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