

1605 Pike N. East  
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 Sumter, SC 29153

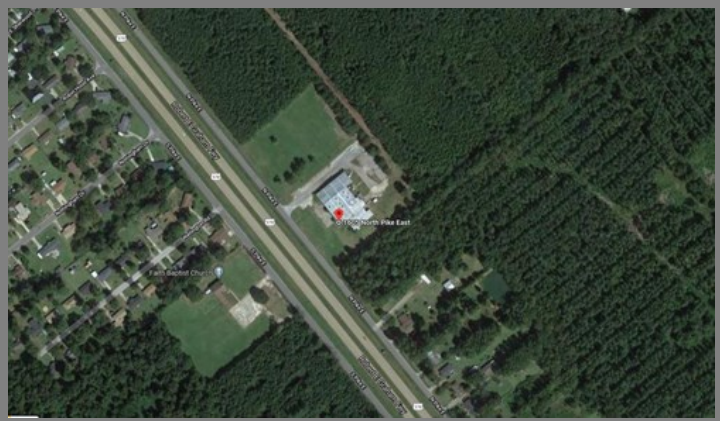
|                                  |  |
|----------------------------------|--|
| <b>County</b>                    | Sumter   |
| <b>Municipality</b>              | Unincorporated   |
| <b>Zoning</b>                    | No Zoning Present  |
| <b>Tax Map ID</b>                | 2680003024   |
| <b>Is In SC Opportunity Zone</b> | Yes  |
| <b>Landuse</b>                   | Light Industrial (N)<br>Light Industrial (S)<br>Residential (E)<br>Residential (W) |

**Pricing**

|                   |           |
|-------------------|-----------|
| <b>Pricing</b>    | For Sale  |
| <b>Sale Price</b> | \$795,000 |

**Details**

|                            |                            |
|----------------------------|----------------------------|
| <b>Tenancy</b>             | Single-Tenant (1 Building) |
| <b>Year Built</b>          | 1971                       |
| <b>Building Condition</b>  | Not Yet Assessed           |
| <b>Total Building Area</b> | 22,200 Sq Ft               |
| <b>Site Size</b>           | 12.30 Acres                |
| <b>Building Dimensions</b> | Non-Traditional            |
| <b>Slab Thickness</b>      | Less than 6"               |
| <b>Wall Materials</b>      | Concrete, Metal            |



**Utilities**

|                             |   |
|-----------------------------|---|
| <b>Water Provider</b>       | City of Sumter                            |
| <b>Wastewater Provider</b>  | City of Sumter                            |
| <b>Natural Gas Provider</b> | Dominion Energy (Not Connected)           |
| <b>Telecomm Provider</b>    | Service Not Available                     |
| <b>Electric Provider</b>    | Duke Progress Energy Service Company, LLC |
| <b>Alternative Gases</b>    | None Available                            |

**Transportation**

|                                   |                                 |                            |                                  |
|-----------------------------------|---------------------------------|----------------------------|----------------------------------|
| <b>Road Serving Building</b>      | N Pike East (2 Lanes)           | <b>Rail Access</b>         | No                               |
| <b>Runway Access</b>              | No                              | <b>Barge Access</b>        | No                               |
| <b>Nearest Commercial Airport</b> | Florence Regional (40.00 Miles) | <b>Nearest Interstate</b>  | I-95 (13.00 Miles)               |
| <b>Nearest Marine Port</b>        | Georgetown (78.00 Miles)        | <b>Nearest Inland Port</b> | Dillon Inland Port (65.00 Miles) |
| <b>Nearest Intermodal Yard</b>    | NS Charleston (87.00 Miles)     |                            |                                  |

**Available Space Information 1605 Pike N. East**

|                                       |                        |                                    |                  |
|---------------------------------------|------------------------|------------------------------------|------------------|
| <b>Available Area</b>                 | 22,200 Sq Ft           | <b>Minimum Area</b>                | Not Subdividable |
| <b>Office Area</b>                    | None Present           | <b>Heated Area</b>                 | None             |
| <b>Air Conditioned Area</b>           | None                   | <b>Fire Suppression</b>            | None             |
| <b>Lighting</b>                       | Fluorescent            | <b>Clear Height Range</b>          | 15' - 18'        |
| <b>Drive-In Doors</b>                 | Undetermined           | <b>Dock Doors</b>                  | 1                |
| <b>Approximate Auto Space Parking</b> | 76                     | <b>Approximate Trailer Parking</b> | Undetermined     |
| <b>Most Recent Use</b>                | Distribution/Warehouse |                                    |                  |

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