

411 South Ebenezer Road
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 Florence, SC 29501

County	Florence
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	00074-01-019
Landuse	Agricultural (N) Transportation (S) School (E) Commercial (W)

Pricing

Pricing	For Sale
Sale Price	\$4,800,000

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1966
Building Condition	Good
Total Building Area	468,000 Sq Ft
Site Size	94.00 Acres
Building Dimensions	Non-Traditional
Slab Thickness	Less than 6"
Wall Materials	Brick, Masonry



Utilities

Water Provider	City of Florence
Wastewater Provider	City of Florence
Natural Gas Provider	Dominion Energy (Connected)
Telecomm Provider	AT&T
Electric Provider	Duke Progress Energy Service Company, LLC
Alternative Gases	None Available

Transportation

Road Serving Building	Ebenezer Road (4 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Florence Regional (8.00 Miles)	Nearest Interstate	I-95 (1.00 Mile)
Nearest Marine Port	Georgetown (96.00 Miles)	Nearest Inland Port	Dillon Inland Port (33.00 Miles)
Nearest Intermodal Yard	CSX Charleston (106.00 Miles)		

Available Space Information

Available Area	468,000 Sq Ft	Minimum Area	Not Subdividable
Office Area	52,227 Sq Ft	Heated Area	Office Only
Air Conditioned Area	To Suit	Fire Suppression	Wet - 95%
Lighting	Fluorescent	Clear Height Range	16' - 28'
Drive-In Doors	3	Dock Doors	9
Approximate Auto Space Parking	350	Approximate Trailer Parking	300
Most Recent Use	Manufacturing		

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