

2630 Highway 15 S  
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 Sumter, SC 29154

<b>County</b>	Sumter
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Heavy Industrial
<b>Tax Map ID</b>	223-00-01-013
<b>Landuse</b>	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

**Pricing**

<b>Pricing</b>	For Sale/Lease
<b>Sale Price</b>	\$3,000,000
<b>Annual Lease Rate</b>	\$3.25/sqft/year

**Details**

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	1978
<b>Building Condition</b>	Excellent
<b>Total Building Area</b>	172,863 Sq Ft
<b>Expandable To</b>	250,000 Sq Ft
<b>Site Size</b>	30.66 Acres
<b>Building Dimensions</b>	Non-Traditional
<b>Slab Thickness</b>	6"
<b>Wall Materials</b>	Brick, Concrete, Masonry



**Utilities**

<b>Water Provider</b>	City of Sumter
<b>Wastewater Provider</b>	City of Sumter
<b>Natural Gas Provider</b>	SCE&G (Connected)
<b>Telecomm Provider</b>	Farmers Telephone Cooperative
<b>Electric Provider</b>	Duke Progress Energy Service Company, LLC
<b>Alternative Gases</b>	Propane

**Transportation**

<b>Road Serving Building</b>	Highway 15 S (4 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-95 (15.00 Miles)	<b>Nearest Port</b>	Georgetown (80.00 Miles)
<b>Nearest Commercial Airport</b>	Florence Regional (47.00 Miles)	<b>Nearest Intermodal Facility</b>	CSX Charleston (84.00 Miles)

**Available Space Information 2630**

<b>Available Area</b>	151,863 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	4,205 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	100%	<b>Fire Suppression</b>	Wet - 100%
<b>Lighting</b>	Other	<b>Clear Height Range</b>	20' - 21'
<b>Drive-In Doors</b>	2	<b>Dock Doors</b>	4
<b>Approximate Auto Space Parking</b>	158	<b>Approximate Trailer Parking</b>	Undetermined
<b>Most Recent Use</b>	Manufacturing		

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