

2630 Highway 15 S
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 Sumter, SC 29154

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

Pricing

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

Details

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



Utilities

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

Transportation

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

Available Space Information 2630

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

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