

901 North Douglas
 901 North Douglas
 Florence, SC 29501

County	Florence
Municipality	City
Zoning	Heavy Industrial
Tax Map ID	90071-01-013,90070-01-024,90070-01-002,90070-01-001
Landuse	Light Industrial (N) Commercial (S) Mixed Use (E) Interstate (W)



Pricing

Pricing	For Sale/Lease
Sale Price	\$6,000,000
Annual Lease Rate	\$2.50/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1929
Building Condition	Fair
Total Building Area	400,000 Sq Ft
Site Size	31.00 Acres
Building Dimensions	Non-Traditional
Slab Thickness	Less than 6"
Wall Material	Concrete

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	West Vista Street and West Lucas Street (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Florence Regional (5.00 Miles)	Nearest Interstate	I-95 (3.00 Miles)
Nearest Marine Port	Georgetown (72.00 Miles)	Nearest Inland Port	Dillon Inland Port (28.00 Miles)
Nearest Intermodal Yard	NS Charlotte (101.00 Miles)		

Available Space Information 901 North Douglas

Available Area	400,000 Sq Ft	Minimum Area	Not Subdividable
Office Area	None Present	Heated Area	100%
Air Conditioned Area	Portion	Fire Suppression	None
Lighting	Fluorescent	Clear Height Range	13' - 58'
Drive-In Doors	9	Dock Doors	12
Approximate Auto Space Parking	100	Approximate Trailer Parking	Undetermined
Most Recent Use	Other		

