

County	Sumter
Municipality	City
Zoning	No Zoning Present
Tax Map ID	2230001012
Is In SC Opportunity Zone	Yes
Landuse	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$3,995,000

Details

Tenancy	Multi-Tenant (1 Building)
Year Built	1989
Building Condition	Not Yet Assessed
Total Building Area	80,324 Sq Ft
Site Size	10.80 Acres
Building Dimensions	Rectangular
Slab Thickness	6"
Wall Material	Masonry

Transportation

Road Serving Building	Corporate Way (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Florence Regional (48.00 Miles)	Nearest Interstate	I-95 (15.00 Miles)
Nearest Marine Port	Georgetown (80.00 Miles)	Nearest Inland Port	Dillon Inland Port (73.00 Miles)
Nearest Intermodal Yard	NS Charleston (82.00 Miles)		

Available Space Information 2525 Corporate Way

Available Area	80,324 Sq Ft	Minimum Area	37,000
Office Area	7,600 Sq Ft	Heated Area	100%
Air Conditioned Area	100%	Fire Suppression	Wet - 100%
Lighting	Metal Halide	Clear Height Range	20' - 30'
Drive-In Doors	3	Dock Doors	5
Approximate Auto Space Parking	100	Approximate Trailer Parking	Undetermined
Most Recent Use	Manufacturing		



Utilities

Water Provider	City of Sumter
Wastewater Provider	City of Sumter
Natural Gas Provider	Dominion Energy (Connected)
Telecomm Provider	Frontier Communications
Electric Provider	Duke Progress Energy Service Company, LLC
Alternative Gases	None Available

Sumter Industrial
Sumter County
2525 Corporate Way
Sumter, SC 29154

