

# Sumter Speculative Building

N. Wise Dr.  
Sumter, SC 29153



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Sumter
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Heavy Industrial
<b>Tax Map ID</b>	2310001004
<b>Landuse</b>	Undeveloped Land (N) Heavy Industrial (S) Heavy Industrial (E) Undeveloped Land (W)

### Pricing

<b>Pricing</b>	For Sale/Lease
<b>Sale Price</b>	\$3,000,000
<b>Annual Lease Rate</b>	\$3.50 to \$6.50/sqft/year

### Details

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	2020
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	50,000 Sq Ft
<b>Expandable To</b>	200,000 Sq Ft
<b>Site Size</b>	9.00 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	To Suit
<b>Wall Material</b>	Concrete

### Transportation

<b>Road Serving Building</b>	N. Wise Drive (4 Lanes)
<b>Runway Access</b>	No
<b>Nearest Interstate</b>	I-20 (17.00 Miles)
<b>Nearest Commercial Airport</b>	Florence Regional (43.00 Miles)



### Utilities

<b>Water Provider</b>	City of Sumter
<b>Wastewater Provider</b>	City of Sumter
<b>Natural Gas Provider</b>	Dominion Energy (Not Connected)
<b>Telecomm Provider</b>	Farmers Telephone Cooperative
<b>Electric Provider</b>	Black River Electric Cooperative
<b>Alternative Gases</b>	None Available

<b>Rail Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Port</b>	Georgetown (85.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charleston (91.00 Miles)

### Available Space Information Sumter Speculative Building

<b>Available Area</b>	50,000 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	4,814 Sq Ft	<b>Heated Area</b>	To Suit
<b>Air Conditioned Area</b>	To Suit	<b>Fire Suppression</b>	To Suit - 0%
<b>Lighting</b>	LED	<b>Clear Height</b>	32'
<b>Drive-In Doors</b>	Undetermined	<b>Dock Doors</b>	12
<b>Approximate Auto Space Parking</b>	100	<b>Approximate Trailer Parking</b>	12
<b>Most Recent Use</b>	Never Occupied		

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