

Pee Dee Electric Spec Building

Florence Harlee Blvd
Florence, SC 29506



South Carolina
Department of Commerce

Just right for business.

County	Florence
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	236-000-01-001
Landuse	Undeveloped Land (N) Undeveloped Land (S) Light Industrial (E) Undeveloped Land (W)



Pricing

Pricing	For Sale
Sale Price	\$3,300,000

Details

Tenancy	Single-Tenant (1 Building)
Year Built	2014
Building Condition	Excellent
Total Building Area	100,000 Sq Ft
Expandable To	300,000 Sq Ft
Site Size	12.50 Acres
Building Dimensions	Rectangular
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	Pee Dee Electric Cooperative
Alternative Gases	None Available

Transportation

Road Serving Building	Highway 327 (4 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Interstate	I-95 (5.00 Miles)	Nearest Port	Georgetown (90.00 Miles)
Nearest Commercial Airport	Florence Regional (8.00 Miles)	Nearest Intermodal Facility	CSX Charleston (112.00 Miles)

Available Space Information

Available Area	100,000 Sq Ft	Minimum Area	Not Subdividable
Office Area	None Present	Heated Area	To Suit
Air Conditioned Area	To Suit	Fire Suppression	To Suit - 0%
Lighting	Flourescent	Clear Height Range	28' - 32'
Drive-In Doors	1	Dock Doors	2
Approximate Auto Space Parking	1	Approximate Trailer Parking	Undetermined
Most Recent Use	Never Occupied		

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