

I-95 Logistics Center Building One

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	00236-01-031
Landuse	Undeveloped Land (N) Undeveloped Land (S) Light Industrial (E) Undeveloped Land (W)

Pricing

Pricing	For Lease
Annual Lease Rate	\$4.50/sqft/year

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 Commercial Airport	Florence Regional (8.00 Miles)	Nearest Interstate	I-95 (1.00 Mile)
Nearest Marine Port	Georgetown (90.00 Miles)	Nearest Inland Port	Dillon Inland Port (24.00 Miles)
Nearest Intermodal Yard	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	Fluorescent	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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