

1150 Clipper Road
 1150 Clipper Road
 Sumter, SC 29154

County	Sumter
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	2243427, 742817
Landuse	Agricultural (N) Heavy Industrial (S) Light Industrial (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$1,500,000

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1974
Building Condition	Not Yet Assessed
Total Building Area	390,000 Sq Ft
Site Size	100.00 Acres
Building Dimensions	Non-Traditional
Slab Thickness	Less than 6"
Wall Materials	Brick, Masonry, Metal



Utilities

Water Provider	City of Sumter
Wastewater Provider	City of Sumter
Natural Gas Provider	Dominion Energy (Connected)
Telecomm Provider	Service Not Available
Electric Provider	Duke Progress Energy Service Company, LLC
Alternative Gases	None Available

Transportation

Road Serving Building	Clipper Road (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Florence Regional (48.00 Miles)	Nearest Interstate	I-95 (16.00 Miles)
Nearest Marine Port	Georgetown (81.00 Miles)	Nearest Inland Port	Dillon Inland Port (73.00 Miles)
Nearest Intermodal Yard	NS Charleston (83.00 Miles)		

Available Space Information 1

Available Area	390,000 Sq Ft	Minimum Area	Not Subdividable
Office Area	None Present	Heated Area	None
Air Conditioned Area	None	Fire Suppression	Wet - 100%
Lighting	LED	Clear Height	21'
Drive-In Doors	12	Dock Doors	7
Approximate Auto Space Parking	625	Approximate Trailer Parking	Undetermined
Most Recent Use	Manufacturing		

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