

<b>County</b>	Sumter
<b>Municipality</b>	City
<b>Zoning</b>	Heavy Industrial
<b>Tax Map ID</b>	208000307
<b>Landuse</b>	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$525,000

**Details**

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	1980
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	15,746 Sq Ft
<b>Expandable To</b>	40,000 Sq Ft
<b>Site Size</b>	5.00 Acres
<b>Building Dimensions</b>	Non-Traditional
<b>Slab Thickness</b>	6"
<b>Wall Material</b>	Metal



**Utilities**

<b>Water Provider</b>	City of Sumter
<b>Wastewater Provider</b>	City of Sumter
<b>Natural Gas Provider</b>	SCE&G (Not Connected)
<b>Telecomm Provider</b>	Service Not Available
<b>Electric Provider</b>	Duke Progress Energy Service Company, LLC
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	US Highway 15 (4 Lanes)	<b>Rail Access</b>	CSX Transportation
<b>Runway Access</b>	Florence Regional (50 MI)	<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-95 (17.00 Miles)	<b>Nearest Port</b>	Georgetown (82.00 Miles)
<b>Nearest International Airport</b>	Charlotte Douglas International Airport (113.00 Miles)	<b>Nearest Commercial Airport</b>	Florence Regional (48.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charleston (86.00 Miles)		

**Available Space Information 1**

<b>Available Area</b>	15,746 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	896 Sq Ft	<b>Heated Area</b>	Office Only
<b>Air Conditioned Area</b>	Office Only	<b>Fire Suppression</b>	None
<b>Lighting</b>	Fluorescent	<b>Clear Height Range</b>	22' - 32'
<b>Drive-In Doors</b>	2	<b>Dock Doors</b>	Undetermined
<b>Approximate Auto Space Parking</b>	6	<b>Approximate Trailer Parking</b>	Undetermined
<b>Most Recent Use</b>	Distribution/Warehouse		

Sumter Electric Rewinding Company  
Sumter County  
2055 Lynette Drive  
Sumter, SC 29154



Just right for business.



