

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

Pricing	
Pricing	For Sale
Sale Price	\$525,000

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



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

Transportation			
Road Serving Building	US Highway 15 (4 Lanes)	Rail Access	CSX Transportation
Runway Access	Florence Regional (50 MI)	Barge Access	No
Nearest Interstate	I-95 (17.00 Miles)	Nearest Port	Georgetown (82.00 Miles)
Nearest International Airport	Charlotte Douglas International Airport - 5501 Josh Birmingham Parkway, Charlotte, North Carolina (113.00 Miles)	Nearest Commercial Airport	Florence Regional (48.00 Miles)
		Nearest Intermodal Facility	CSX Charleston (86.00 Miles)

Available Space Information 1			
Available Area	15,746 Sq Ft	Minimum Area	Not Subdividable
Office Area	896 Sq Ft	Heated Area	Office Only
Air Conditioned Area	Office Only	Fire Suppression	None
Lighting	Fluorescent	Clear Height Range	22' - 32'
Drive-In Doors	2	Dock Doors	Undetermined
Approximate Auto Space Parking	6	Approximate Trailer Parking	Undetermined
Most Recent Use	Distribution/Warehouse		

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



Just right for business.



