

BUILD-TO-SUIT SITES

@ COMMERCE CITY WEST IN FLORENCE, SC



N. WILLISTON RD., FLORENCE, SC 29506
34°15'54.9"N 79°42'20.4"W



102 TOTAL ACRES
MULTIPLE PARCELS

INFRASTRUCTURE + BENEFITS



Two existing electrical substations within 2.5 miles of the site
Transmission line running along rear boundary of property



Industrial electric rates lower than national average



7 miles to Florence Regional Airport



Adjacent to Interstate 95



11 miles to Interstate 20



FLORENCE COUNTY
Economic Development
PARTNERSHIP



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PROPERTY INFORMATION

| | |
|-------------------------|--|
| AVAILABLE SITES: | SITES RANGE FROM 15 TO 27 ACRES |
| BUILDING SIZES: | SITES SHOWN CAN ACCOMODATE FROM 117,000 SF TO 365,000 SF |
| WATER: | 8" AND 10" MAINS ON SITE |
| SEWER: | 8" AND 12" MAINS ON SITE |
| NATURAL GAS: | 6" MAIN ON SITE |
| ZONING: | INDUSTRIAL |

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ADJACENT TO INTERCHANGE EXIT 170
OFF INTERSTATE 95, FLORENCE, SC



LOCATION OF PROPERTY



SHIPPING PORT



INTERNATIONAL AIRPORT



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