

For Sale | ±2,960 SF Building | ±2.12 Acre Lot

3318 Raccoon Rd | Manning, SC



This ±2,960 SF commercial building sits on a ±2.12-acre lot at 3318 Raccoon Road in Manning, SC. The property includes ±2,400 SF of shop space with LED lighting and propane heat, and ±560 SF of fully conditioned office space. Features include four drive-in doors, a concrete pad, metal construction, lit signage, and a fully fenced lot with frontage on both Raccoon Road and Silver Road. City of Manning water and sewer are available to the site. The location offers convenient access to Exit 119 on I-95, Paxville Highway, and Downtown Manning, making it well-suited for a range of commercial or industrial uses.

Total SF: ±2,960	4 Drive In Doors
Office SF: ±560	Fully Conditioned Office
Shop SF: ±2,400	Propane Heat in Shop Space
Lot Size: ±2.12 Acres	Metal Construction
Fully Fenced	City of Manning Water and Sewer
Concrete Pad	Zoning: General Commercial
2 Restrooms	TMS: 138-00-03-014-00 & 138-00-03-015-00
LED Lighting & Lit Signage	Asking Price: \$349,000



135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999

www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.

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3318 Raccoon Rd



The site is positioned at a roundabout with frontage on both Raccoon Road and Silver Road, offering visibility and accessibility. It is located near two multi-home subdivisions and is in close proximity to I-95 (Exit 119), Paxville Highway, and Downtown Manning.

Distance:

±1 Mile from Paxville Hwy

±1 Mile from I-95 (Exit 119)

±5 Miles from Downtown Manning



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