



*Available For Lease*

**349 W Fairfield Rd,  
Dillon, SC 29536-8008**



# Property Summary

349 W Fairfield St in Dillon, SC is a 16,419 SF industrial IOS facility situated on a massive 45-acre parcel, with 37 usable acres ideal for storage, equipment, or future development. Built in 2018, the property features 11 drive-in doors—including nine 14' x 16' bays—and a 20-foot clear height, offering exceptional functionality for logistics, fleet, or industrial operations. Zoned ID-1 and designed for heavy-duty use, this site provides a rare combination of modern infrastructure and expansive outdoor space in a strategic Southeastern location.



# PROPERTY SPECS

**Address** 349 W Fairfield Rd, Dillon, SC 29536-8008

**Type** Industrial

**Total SF** 16,419

**Acreage** 45 acres - 37 usable

**Year Built/Renovated** 2018

**Drive-ins** 11 (9)- 14' X 16' (1) 10' X 12' (1) 12' X 7'

**Clear Height** 20'

**Zoning** ID-1







# Prime Industrial Location - Dillon, SC

349 W Fairfield Street is strategically positioned within Dillon's established industrial corridor, offering strong access to one of the Southeast's most critical freight routes. The property benefits from immediate proximity to I-95, providing direct north-south connectivity along the Eastern Seaboard and efficient distribution access to major markets including North Carolina, Georgia, and Florida. The site also offers convenient access to US-301 and SC-9, supporting regional transportation throughout the Pee Dee region. Located near established manufacturing users, logistics operators, and workforce housing, the property is well-suited for warehousing, industrial outdoor storage (IOS), light manufacturing, and regional distribution operations. Its position along the I-95 corridor enhances visibility, freight efficiency, and multi-state market reach.

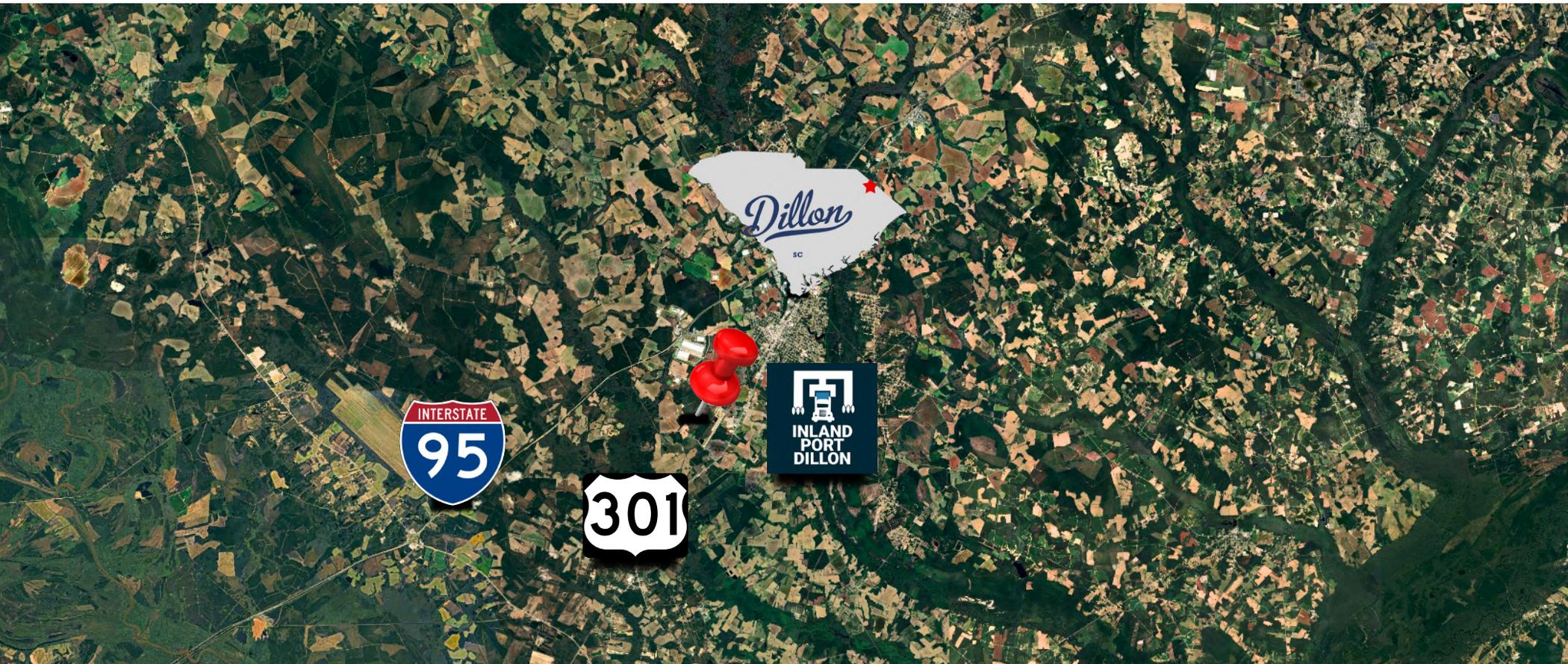
## Distance

Inland Port Dillon - 0.3 Miles

US-301 - 0.5 Miles

I-95 - 1.2 Miles

Downtown Dillon - 1.0 mile



# Inland Port Dillon

Inland Port Dillon operated by the South Carolina Ports Authority, is a strategically located rail-served logistics hub just off Interstate 95 in Dillon, South Carolina, positioned roughly midway between New York City and Miami along the Eastern Seaboard. The facility connects directly to the Port of Charleston via daily overnight service from CSX, strengthening the region's logistics capabilities and serving as a key industrial hub in the Southeast. Inland Port Dillon is located on West Fairfield Road and is just minutes from 349 W Fairfield Rd, Dillon, SC 29536, providing immediate access to rail-connected port infrastructure.

- Pushes port services approximately 160 miles inland
- Served via daily, overnight rail by CSX
- Extended free-time
- Lowers or eliminates variable costs such as demurrage & container per diem
- Significantly reduces truck miles & trucking risks
- Next-day container availability
- Outstanding export consolidation point with ample supply of empty containers





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