



FOR LEASE

**±172,769-SF Industrial
Space Available**

633 Scotland Rd, Dillon, SC 29536

Jon-Michael Brock, CCIM, SIOR

Principal
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore, MA, SIOR

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com

Colliers | South Carolina

960 Morrison Dr, Ste 400
Charleston, SC 29403
+1 843 747 1200



Property Overview

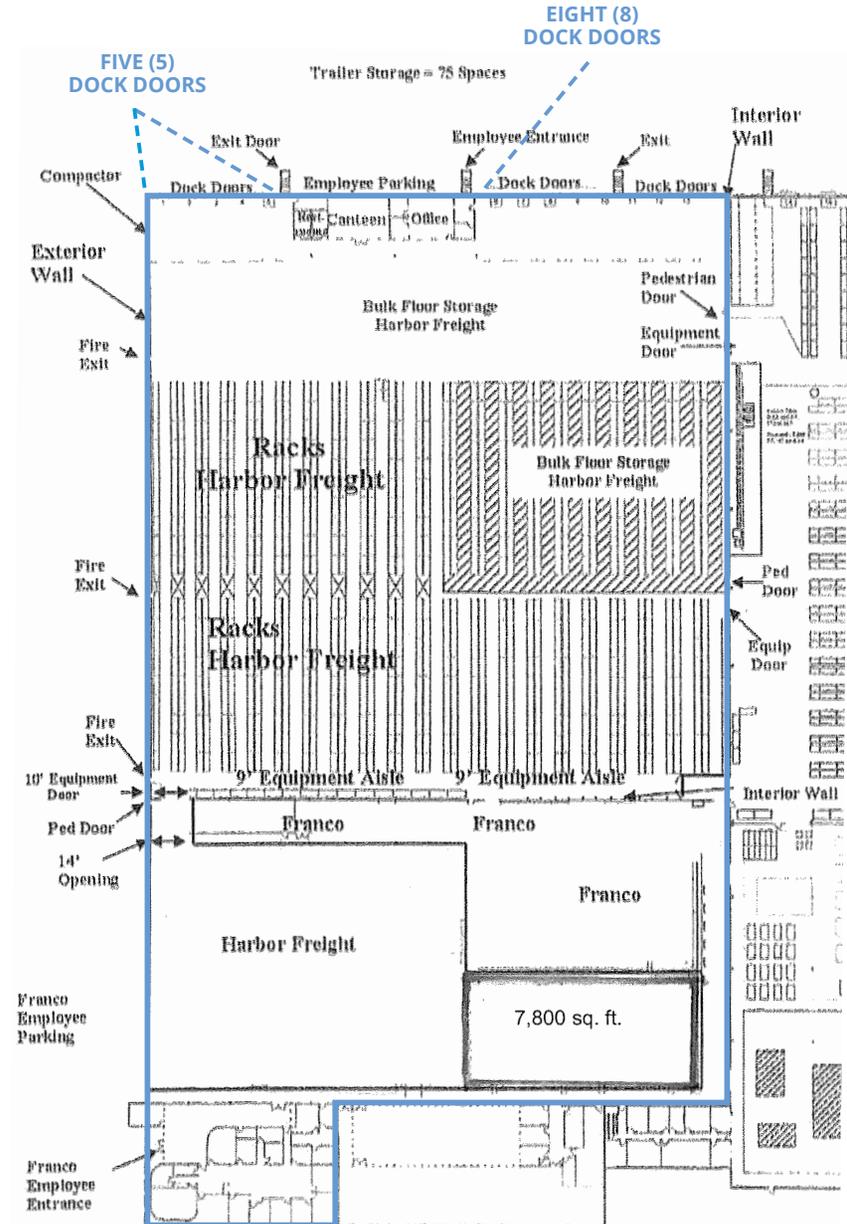
Description

633 Scotland Road is a ±475,417 SF, light industrial facility situated on ±64.34 acres in Dillon, SC. Currently, ±172,769 SF is available for lease, providing a flexible space for a variety of industrial operations. The facility includes an additional ±1.85-acre area suitable for fenced outdoor storage or parking. Located just one mile from I-95, this property offers exceptional accessibility for logistics, distribution, and manufacturing users.

Building Specifications

| | |
|---------------------|--------------------------------|
| Lease rate | \$2.50/SF |
| Tenancy | Multiple |
| Total SF | ±475,417 SF |
| Available SF | ±172,769 SF |
| Land Size | ±64.34 AC |
| Year built | 1980 |
| TMS# | 040-00-00-020, 039-000-000-037 |
| Power | 800 amp, 277/480V, 3-phase |
| Zoning | ID-1 Light industrial |

Floor Plan



Property Overview

Unit A

| | |
|-----------------------|----------------------------|
| Available SF | ±109,474 SF |
| Clear height | 25' |
| Ceiling height | 29' |
| Eave height | 28' |
| Loading docks | 13 Dock doors |
| Dock levelers | Four edge-of-dock levelers |

Unit B

| | |
|-----------------------|------------|
| Available SF | ±63,295 SF |
| Clear height | 12' |
| Ceiling height | 17' |
| Eave height | 15' |

Unit Layout



Jon-Michael Brock, CCIM, SIOR

Principal
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore, MA, SIOR

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com

Colliers | South Carolina

960 Morrison Dr, Ste 400
Charleston, SC 29403
+1 843 747 1200



Surrounding Area



Inland Port Dillon

Located within a prime 3,400-acre industrial site and in close proximity to I-95, Inland Port Dillon gives importers and exporters in the eastern Carolinas a powerful option for connecting supply and demand. Using CSX rail to/ from the Dillon market gives cargo owners the ability to control costs with maximum flexibility and minimal inland truck miles. This is especially attractive to exporters in the region as it provides a low-cost platform from which empty containers can be sourced and returned loaded for export in the fastest possible turn time. And, Inland Port Dillon is owned and operated by the SC Ports Authority so you know your trucks will get in and out the terminal quickly.



\$63.4 B
In economic impact



One Day
Rail to inland port



100
Foreign ports served directly



< 60 Min
2-Way truck turn



Market Overview



Property Photos





Jon-Michael Brock, CCIM, SIOR

Principal
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com

Colliers | South Carolina

960 Morrison Dr, Ste 400
Charleston, SC 29403
+1 843 747 1200

