



Colliers

4501 E Palmetto Street

Florence, SC 29506

50,000 - 200,000 SF For Sale or Lease | 2 Buildings



Colliers

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4501 E Palmetto St

Address	4501 E Palmetto St. Florence, SC 29506
County	Florence County
Property size	±200,000 SF total ±100,000 SF per building divisible to 50,000 SF
Tax map #	002-41-01-023
Year Built	1991
Columns	50' x 20'
Loading	(4) dock-high doors per building (2) drive-in doors per building
Clear Height	27.75' at center 17.5' at eave
Electrical	1600 amps, 480v 3 phase service
Utilities	Water: City of Florence Sewer: City of Florence Power: Duke Energy Gas: Carolina Gas Transmission Company

Lease Rate:
\$4.25 PSF NNN

Sale Price:
Contact broker for pricing



Florence County, SC

Florence County sits exactly halfway between New York and Miami at the intersection of I-20 and I-95, the main North/South interstate highway on the East Coast. This prime location offers unparalleled accessibility and connectivity, providing access to major markets and transportation hubs, including the Port of Charleston and Inland Port Dillon.

The state of South Carolina offers many statutory and discretionary incentive programs for industries looking to move to Florence.



The Opportunity

This industrial property offers direct access to the I-20 and I-95, connecting future tenants to significant population centers, ports and airports. Strategically located ±31.4 miles from SC Ports Inland Port Dillon.

Florence County and the Pee Dee Region offer a diverse industrial landscape, including manufacturing pharmaceuticals, ATVs, medical equipment and more. Supported by a robust infrastructure and proactive community leadership from entities like the Florence Economic Development Partnership and Greater Florence Chamber of Commerce, Florence boasts one of the Southeast's best business climates.

Recognized by Expansion Management Magazine among America's top 50 cities for business relocation and expansion, Florence has attracted over \$3.12 billion in investments across various sectors in the past eight years.

Recent relocations include AESC and Honda, underscoring the area's appeal to new industrial users seeking a thriving business environment and quality of life.

76,051

LABOR FORCE WITHIN
30-MIN. DRIVE OF
FLORENCE COUNTY

81.2%

PRIME-AGE LABOR
FORCE PARTICIPATION
RATE (AGES 25-54)

1/3

OF THE US POPULATION
IS WITHIN 500 MILES OF
FLORENCE COUNTY

137,501

FLORENCE COUNTY, SC
POPULATION (2023)



Port Distances

Inland Port Dillon	24 miles
Port of Georgetown	67 miles
Port of Wilmington	128 miles
Port of Charleston	146 miles

Airport Distances

Florence Regional Airport	4 miles
Myrtle Beach Int'l Airport	62 miles
CLT Douglas Int'l Airport	119 miles
Charleston Int'l Airport	138 miles

Interstate Distances

Interstate 95	6.2 miles
Interstate 20	11 miles
Interstate 74	47 miles
Interstate 77	86 miles

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