

For Sale or Lease | ±6,037 SF | ±3 Acres

Warehouse | Sales Lot | Showroom



3534 E Palmetto St. | Florence, SC

Property Description

This ±6,037 SF building on ±3 acres combines an office/showroom area with a shop and warehouse. The conditioned ±1,839 SF front section includes a sales counter, parts room, three private offices, and two restrooms. The ±4,198 SF shop space provides four 12' x 14' drive-in doors, two restrooms and 14'4"-15'10" clear heights. A gated, fully fenced yard and open steel truss canopy add additional utility and flexibility for a range of commercial or service-based users.

Location Description

Located on E Palmetto Street in Florence, SC, the property benefits from convenient access to major transportation routes including US Highway 327, Interstate 95, and US Highway 301. It is also situated near the AESC battery plant, contributing to a growing industrial corridor with strong visibility and connectivity in the Florence market.

Details:

- ⇒ **Access:** E Palmetto St
- ⇒ **Zoning:** CMU Florence County
- ⇒ **Utilities:** City Water & Septic
- ⇒ **TMS:** 90165-01-023
- ⇒ **For Sale or Lease:** Please call 843-667-4999

Highlights:

- ⇒ **±6,037 Total SF**
- ⇒ **±3 Acre Lot**
- ⇒ **(4) 12' x 14' Drive-In Doors**
- ⇒ **Clear Height: 14'4" to 15'10" Under Beam**
- ⇒ **Gated & Fully Fenced Yard**



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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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