

2630 HIGHWAY 15 SOUTH, SUMTER, SC

±81,295 SF

FOR SALE OR LEASE

MANUFACTURING BUILDING



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$3.85
PSF NNN

FOR SALE:

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PROPERTY HIGHLIGHTS

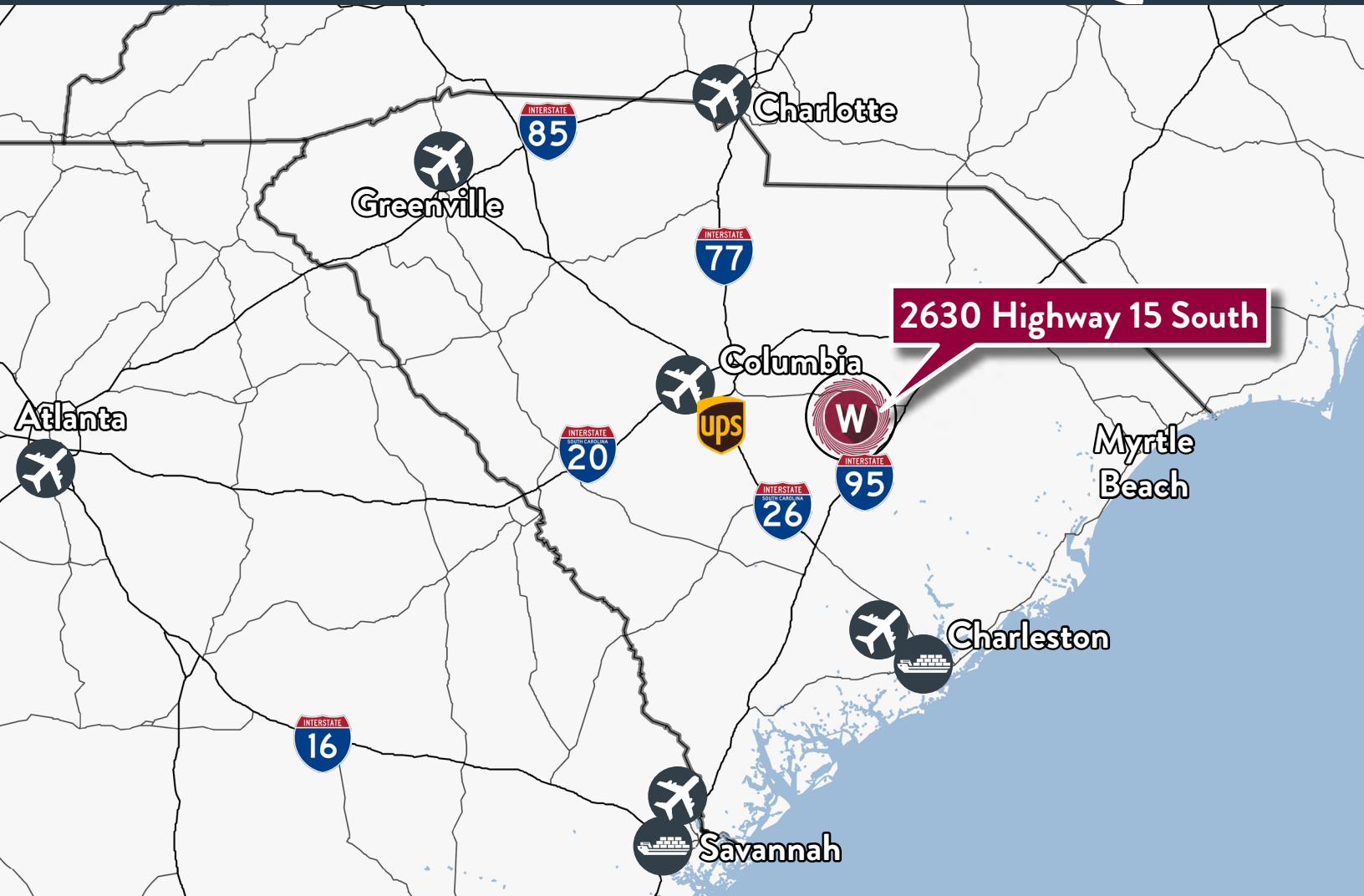
- Building area:
±172,863 SF TOTAL
- Available area: Warehouse B:
±81,295 SF (includes ±1,102 SF of office space)
- Site: ±30.66 acres
- Clear height: 20'-21'10" (13'7" - 14'2" under crane hooks)
- Paved trailer parking/outdoor storage: ±1.8 acres
- Construction:
 - Walls: 8" concrete block
 - Roof: Single ply membrane over rigid insulation over 22 gauge metal deck; exterior roof drains
 - Floors: 6" concrete
- Cranes: 10 cranes: (9) 2-ton, (1) 6-ton

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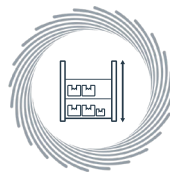
THE AREA

Located in central South Carolina, Sumter County is home to Shaw Air Force Base. The county has a population of 108,000 and a population of 1.2 million within a 45-mile radius. For global industry, Sumter County offers strategic advantages including: close proximity to major markets, manufacturers and tier suppliers as well as ports on the Eastern Seaboard; a skilled workforce; rapid transportation and market reach; and lower costs of operation. These advantages support success across multiple sectors such as manufacturing, aerospace and biomedical. Learn more on the [Sumter Edge website](#).

DISTANCE

| | |
|-------------------------------|-----------|
| Interstate 95 | ±16 miles |
| Interstate 20 | ±38 miles |
| Interstate 77 | ±54 miles |
| Interstate 26 | ±50 miles |
| Columbia Metropolitan Airport | ±52 miles |
| Port of Charleston | ±96 miles |

PROPERTY FEATURES



CLEAR HEIGHT
20' - 21'10"
(13'7" - 14'2" under crane hooks)



SPRINKLERS
100% wet



COLUMN SPACING
40'x30'
(predominant)



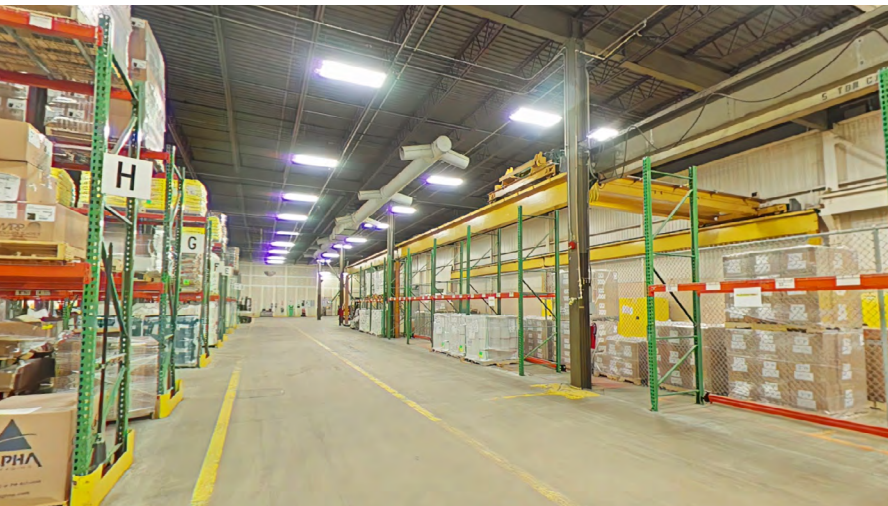
UTILITIES
Power: 2,000 KVA transformer, 3,000 amp switch gear with 54 distribution panels (full building)
Gas: 2" line
Water: 12" main
Sewer: 8" main



LIGHTING
T-8 fixtures with motion sensors



DOCKS
2 dock-high doors (9'x10')
1 drive-in door (14'x16')



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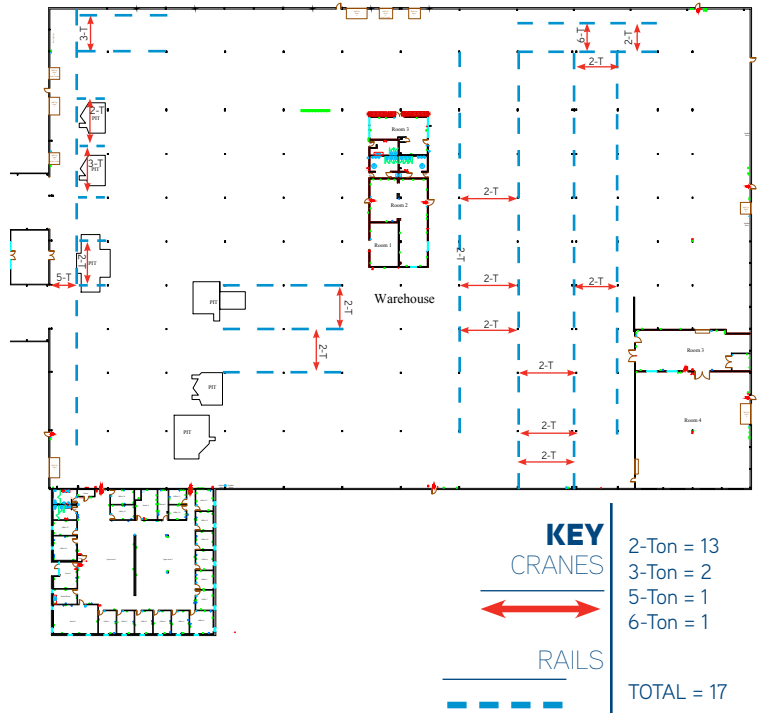
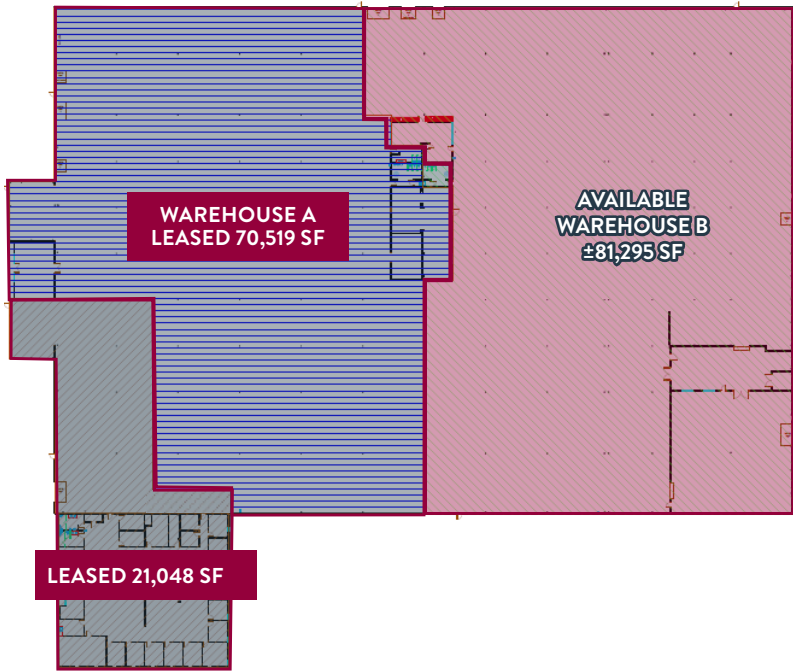
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FLOOR PLAN

CRANE PLAN



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