



FOR SALE OR LEASE

±304,000 SF Industrial
Manufacturing Facility

650 Jefferson Road, Sumter, SC

VIRTUAL TOUR 

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Property Details

Address 650 Jefferson Road, Sumter, South Carolina

Building area ±304,000 square feet total
North office: ±3,608 square feet
South office: ±8,080 square feet

Parcel 230-00-01-053 (Sumter County)

Area ±32.34 acres

Outdoor storage ±1.76 acres | Fenced and graveled

Car parking 354 spaces

Lighting LED throughout

Construction Built in 1999, expansion in 2012
Floors: 10 inch concrete
Walls: Preformed concrete panels
Roof: Original building - asphalt rock roof (21 years old)
Expansion space - rubber roof (9 years old)
Other: sub-slab conduit for automated forklifts in place

Clear height 27'

Columns 40' X 40'

Loading 17 dock-high doors (5 in original building, 12 in expansion space)
3 drive-in doors

Security Cameras, RFID readers, locks

Sprinklers 100% wet system installed with pumps and risers located in separate room

HVAC Fully heated and cooled | 50 x 20 ton units throughout facility
Original side units - 2017, expansion space units 2014

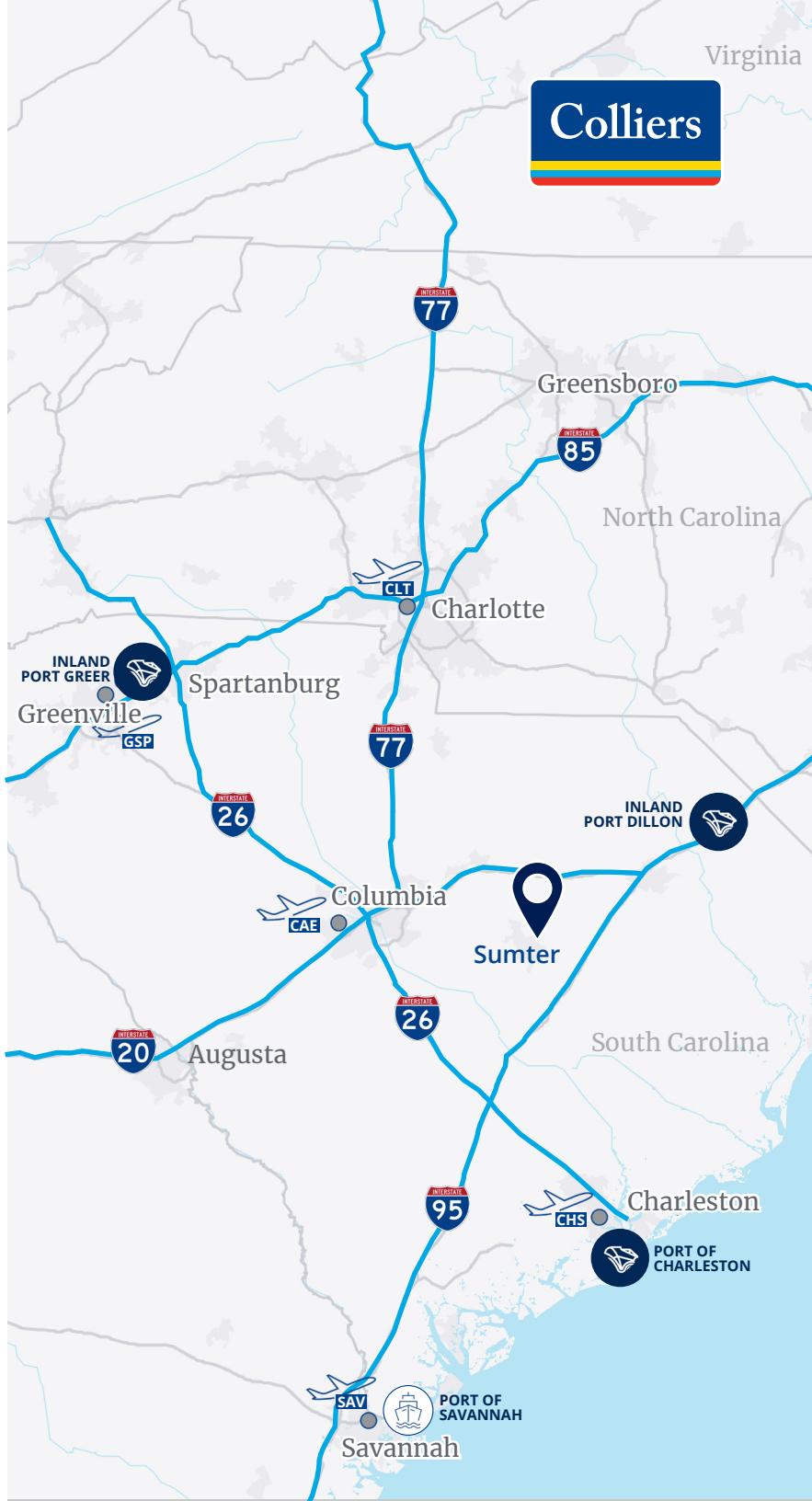
Electrical Black River Electric Cooperative

- 6 megawatts readily available
- (4) transformers serving (2) 4,000-amp switchgear banks
- Generator in place
- 12 kV distribution and 69 kV transmission lines serving industrial park

Utilities Natural gas: Dominion Energy - 4" transmission line
2" distribution line

Water: City of Sumter - 12" line

Sewer: City of Sumter - 12" gravity line



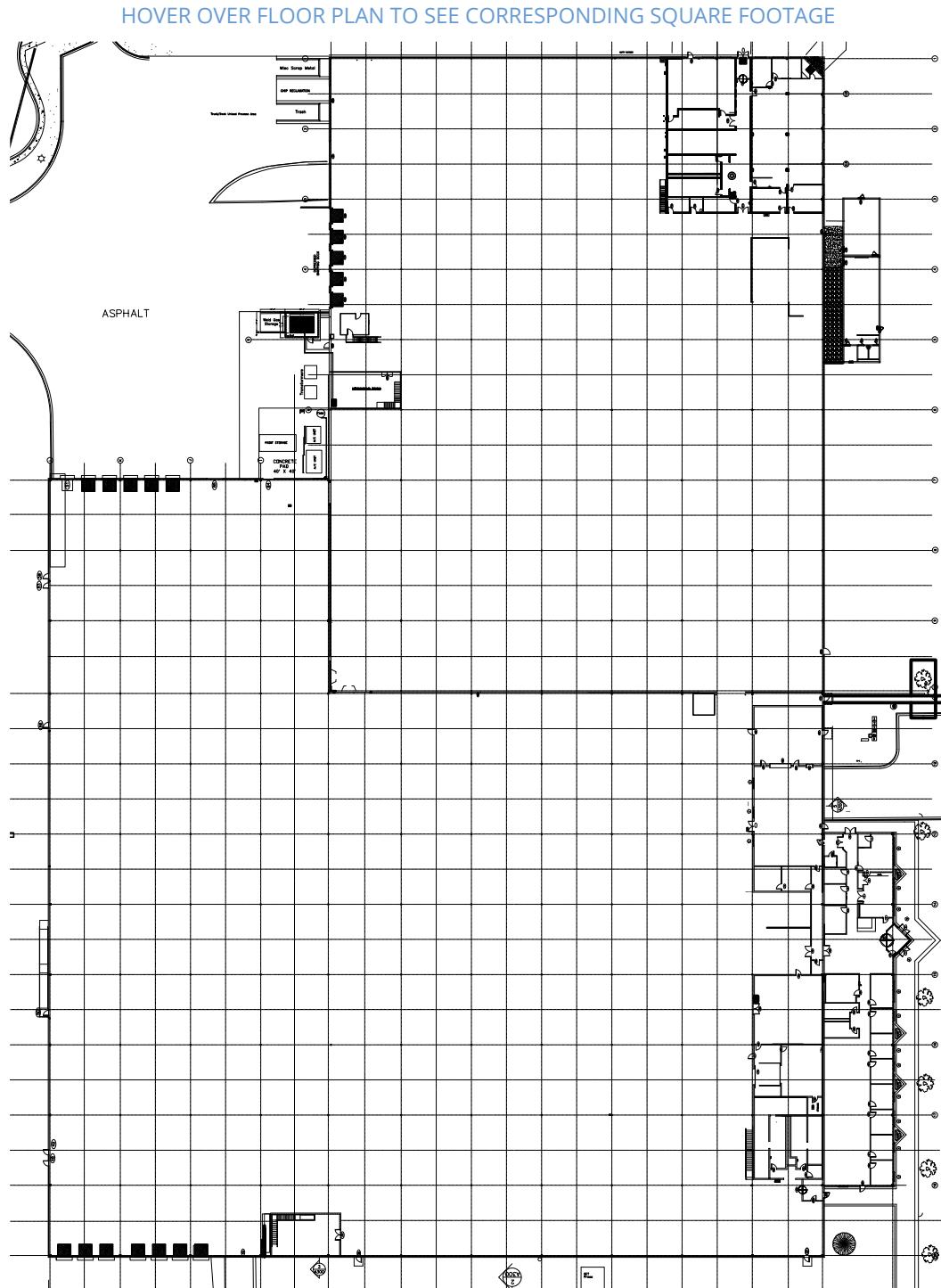
Building Layout

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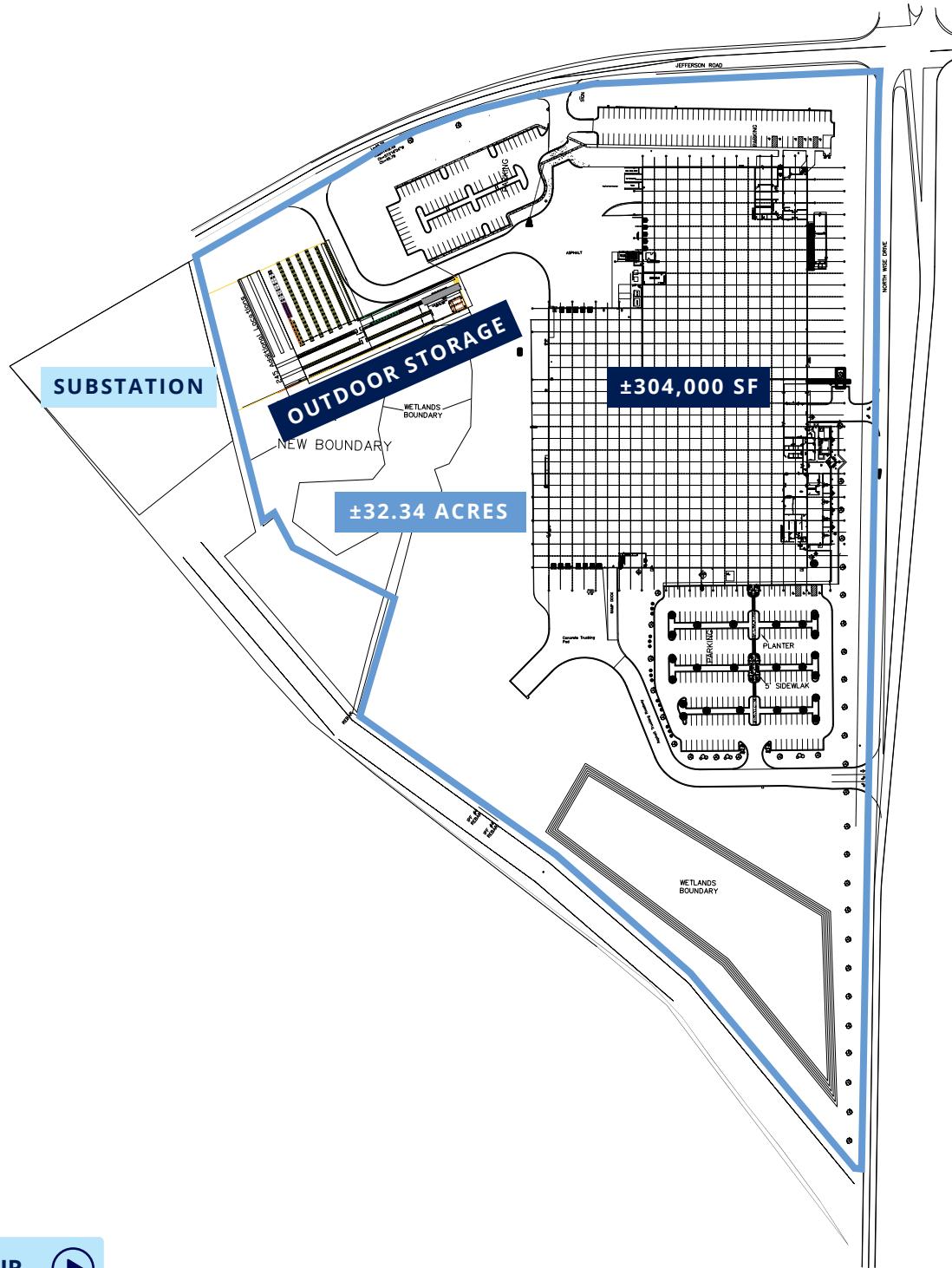
SPACE CLASSIFICATION	SQUARE FOOTAGE
Shop Floor	265,450
North Building	102,090
South Building	161,440
West Outbuilding	1,920
Office and Conference Rooms	13,641
North Building	3,608
South Building	8,080
E. Exterior Building (storm bunker)	1,953
Ancillary Indoor (Kitchen, RR, Cage)	14,896
North Building	4,136
South Building	10,760
Mezzanine	9,012
North Building	7,832
South Building	1,180
TOTAL:	302,999

Hover over totals to view all spaces 



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Site Plan



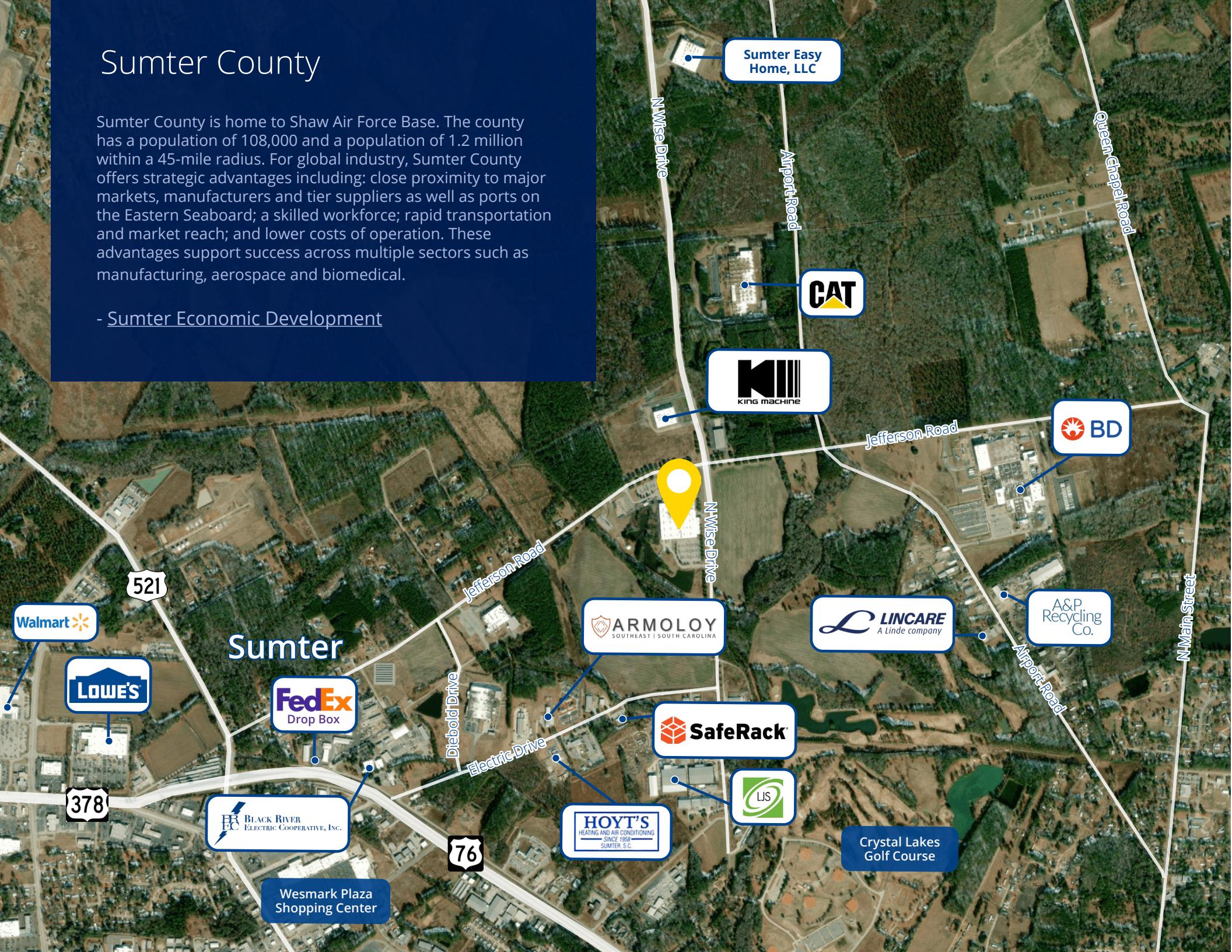
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Sumter County

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.

- Sumter Economic Development



Property Photos



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