

PATTONS

2112 National Avenue Florence, SC

INDUSTRIAL WAREHOUSES | FOR SALE

ASKING PRICE: Call broker for pricing



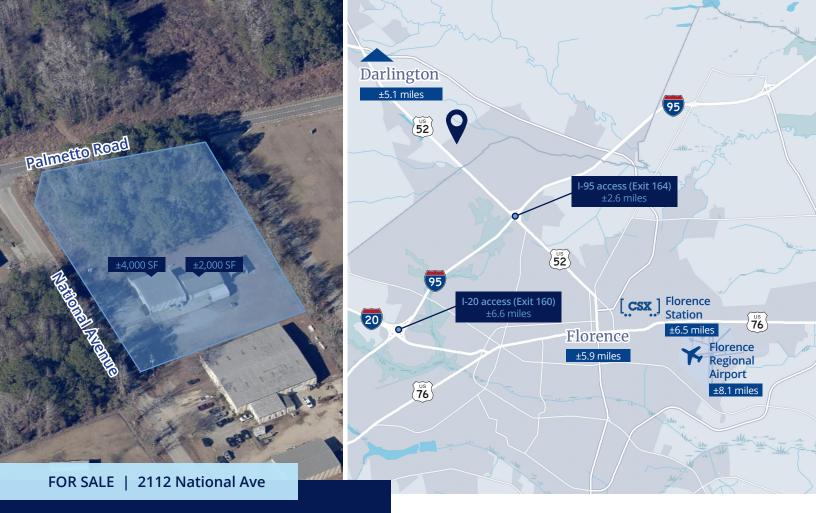
 $\tilde{\mathbf{O}}$

corridor



Access to major thoroughfares including Hwy 52, I-95 and I-20

Colliers



Property Details

Building size	±6,000 SF total two warehouses included
Acres	±2.31 acres
TMS Darlington County	#186-00-03-060; #186-00-03-061
Utilities	Water - City of Florence Sewer - City of Florence
Zoning	CG - Commercial General City of Florence
Loading	Two (2) grade-level drive- in doors
	One (1) exterior loading dock
Clear height	14'
Additional	±0.7-acre fenced-in laydown yard

The offering at 2112 National Avenue consists of two warehouses totaling $\pm 6,000$ square feet on ± 2.31 acres ideally suited for distribution or manufacturing uses.

The \pm 4,000-square-foot building at the front of the property offers open-span warehouse space, minimal office finishes and a single grade-level drive-in door that leads to an exterior loading dock.

The ±2,000 building at the rear of the property is entirely open-span warehouse space and includes a grade-level drive-in door along with an exterior awning previously used as a washdown bay.

Industry in Florence

Florence is a dynamic hub for industrial activity in the Southeastern United States, strategically located at the crossroads of major transportation routes, including Interstates 95 and 20, and in proximity to Inland Port Dillon. Florence is home to a diverse range of industries, including manufacturing, logistics and advanced technology, with companies like GE Healthcare, Otis Elevator and now Envision AESC contributing to its growth.

Property Images











Contact



Tyler Teal Brokerage Associate +1 803 401 4267 tyler.teal@colliers.com



Colliers 1301 Gervais Street, Ste 600 Columbia, SC colliers.com

This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

