

2630 HIGHWAY 15 SOUTH, SUMTER, SC

±172,863 SF

FOR SALE

±21,048 - ±81,295 SF

FOR LEASE

±81,295 SF

±21,048 SF



**SOUTHEAST
INDUSTRIAL PROPERTIES**

SALE PRICE:

\$7,900,000 (\$45.70/SF)

LEASE RATES:

WAREHOUSE (81,295): \$3.75 PSF NNN
OFFICE (21,048): \$6.00 PSF NNN

WATCH VIDEO

PROPERTY HIGHLIGHTS

- Building area:
±172,863 SF TOTAL
- Available areas:
Warehouse A (portion): ±21,048 SF
(includes 10,500 SF office)
Warehouse B: ±81,295 SF
(includes ±1,102 SF of office space)
- Site: ±30.66 acres
- Clear height: 20'-21'10"
- 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

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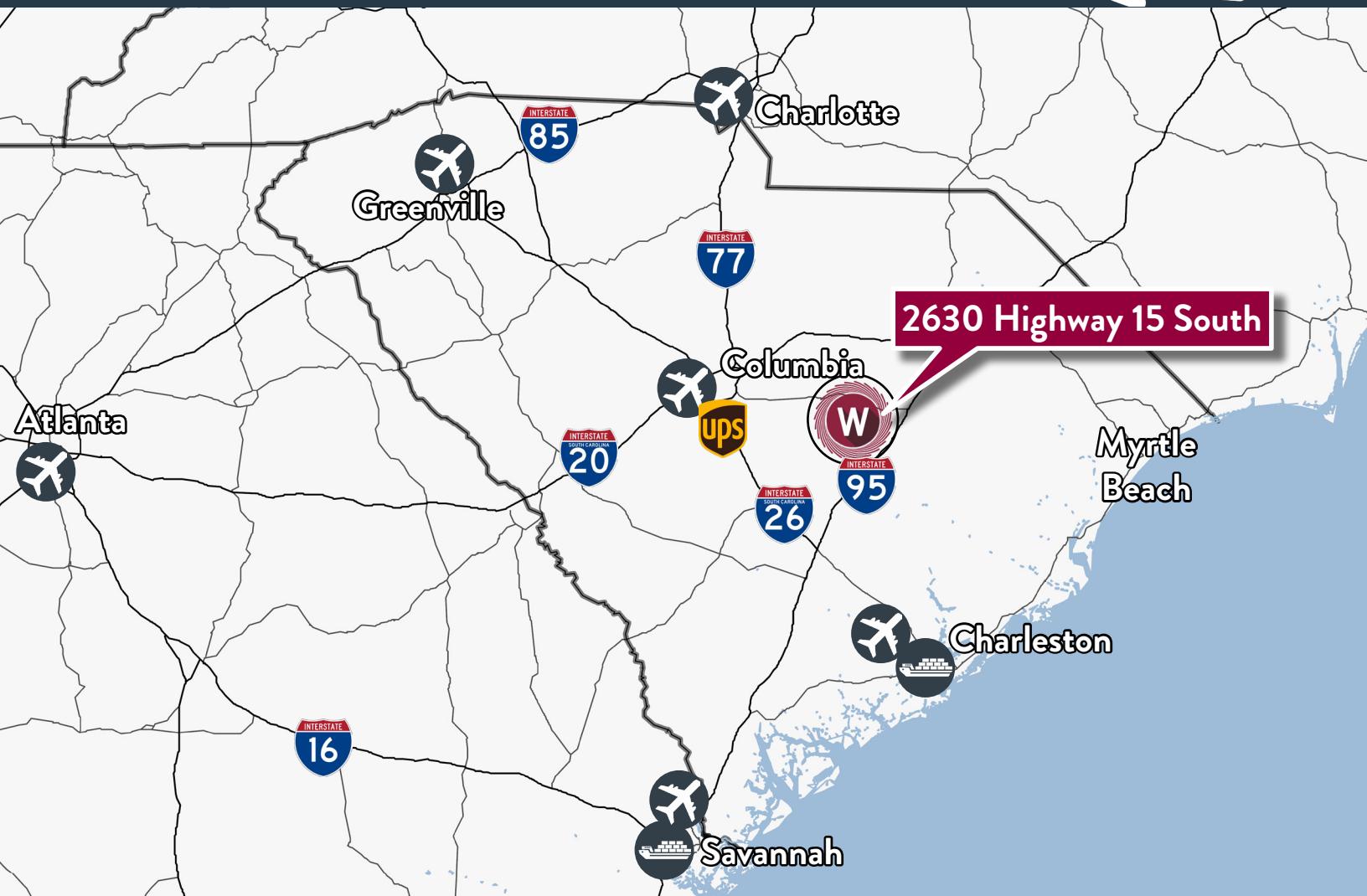
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VIEW LISTING

southeastindustrialproperties.com



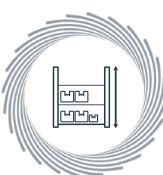
THE AREA

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"



SPRINKLERS
100% wet



COLUMN SPACING
40'x30'
(predominant)



LIGHTING
T-8 fixtures with
motion sensors



DOCKS
4 dock-high doors
(9'x10')
3 drive-in doors
(14'x16')

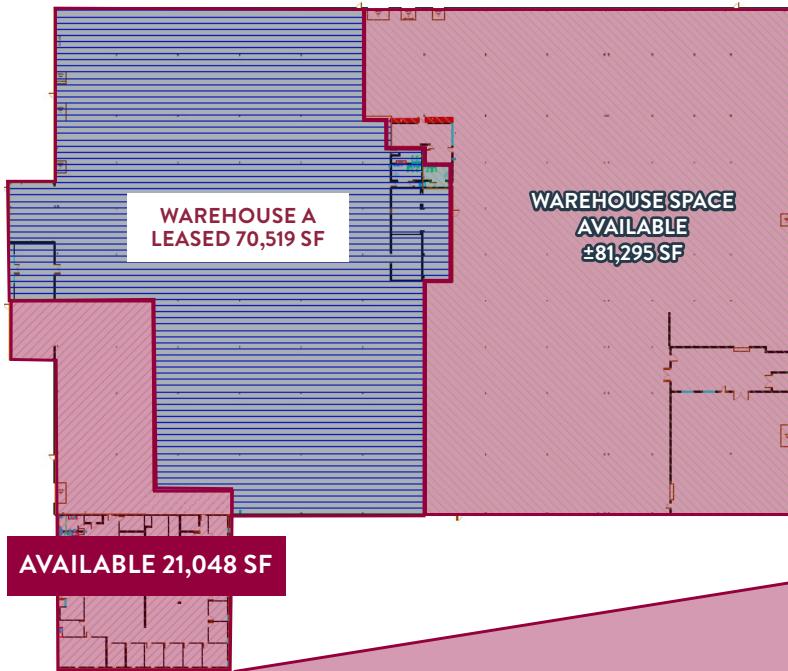


UTILITIES
Gas: 2" line
Water: 12" main
Sewer: 8" main

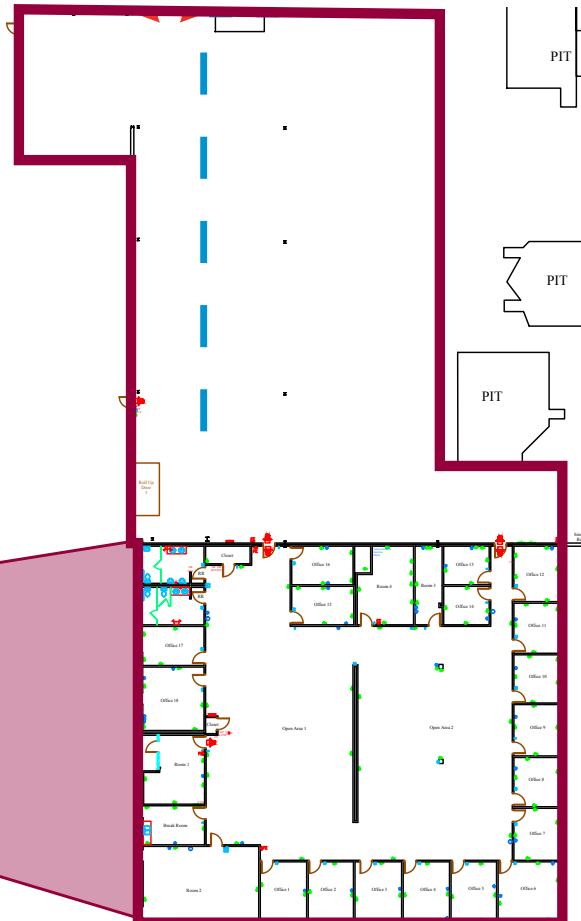


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FLOOR PLAN



OFFICE



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