

2630 HIGHWAY 15 SOUTH, SUMTER, SC

±172,863 SF

FOR SALE

±21,048 - ±81,295 SF

FOR LEASE

±30.66 acres

±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

Colliers

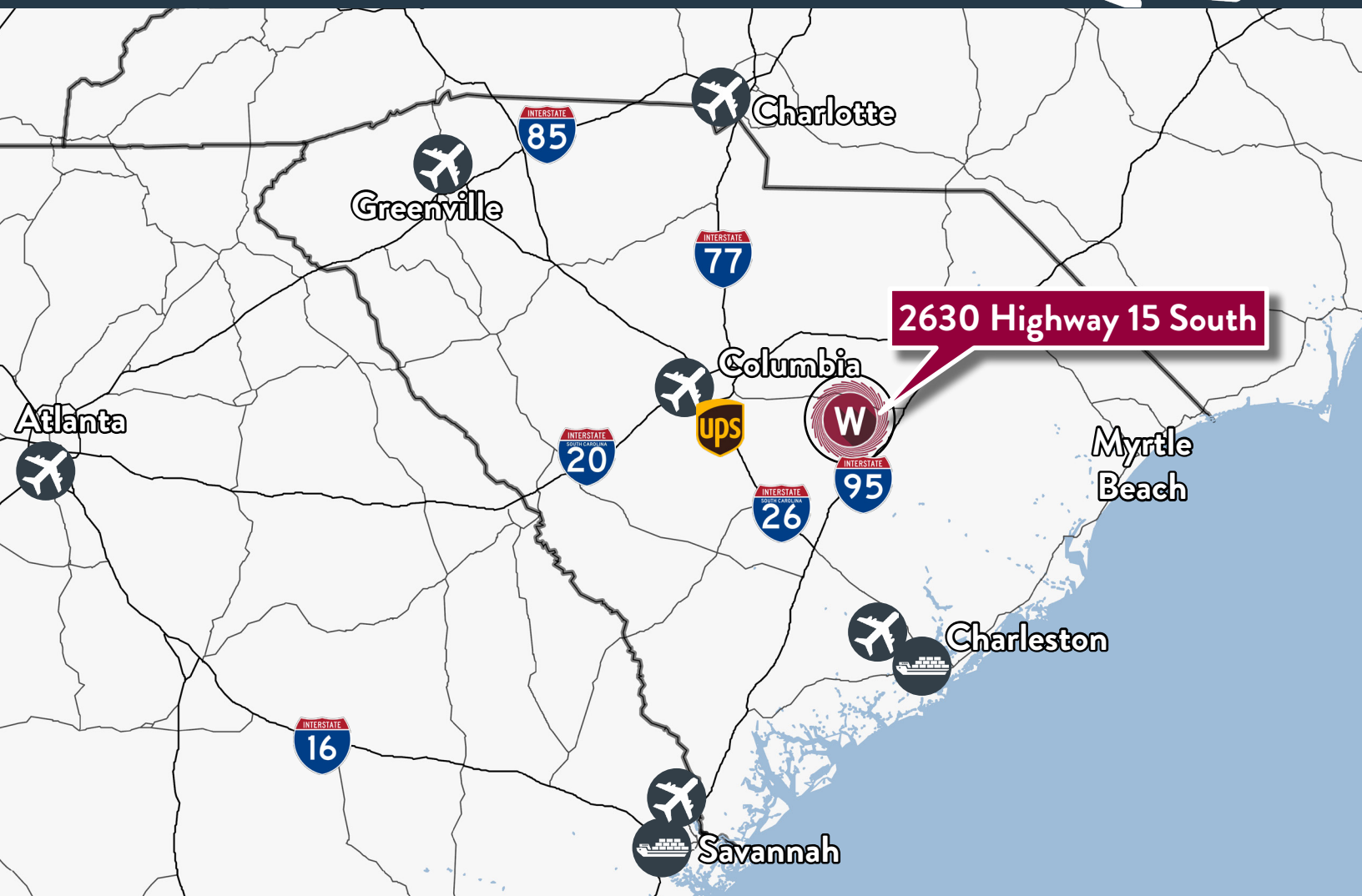
CHUCK SALLEY, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

THOMAS BEARD, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

JOHN PEEBLES, SIOR
Vice President
+1 803 401 4226
john.peebles@colliers.com

VIEW LISTING

southeastindustrialproperties.com



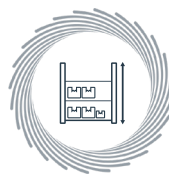
THE AREA

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



FOR SALE/LEASE | 2630 HIGHWAY 15 SOUTH, SUMTER, SC

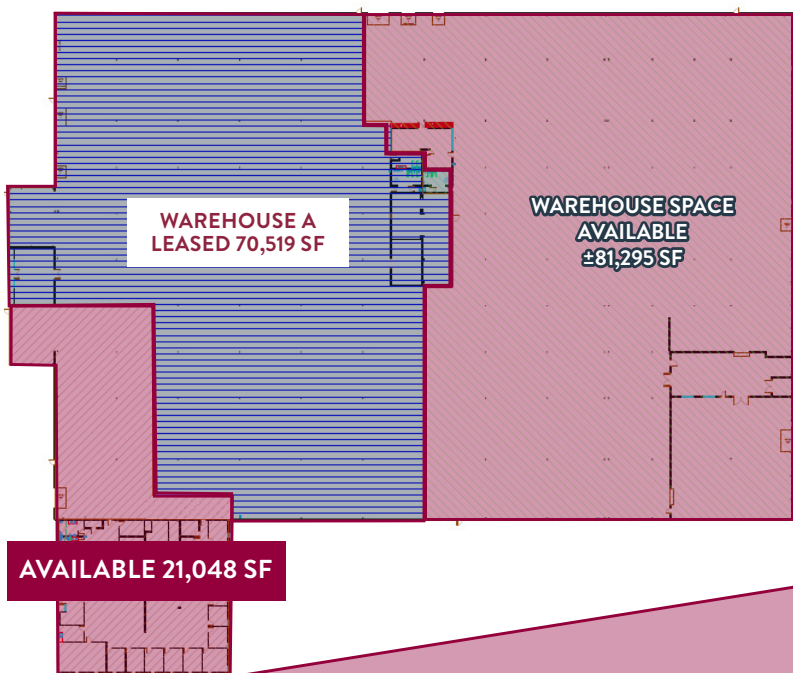
WATCH VIDEO

VIRTUAL TOUR

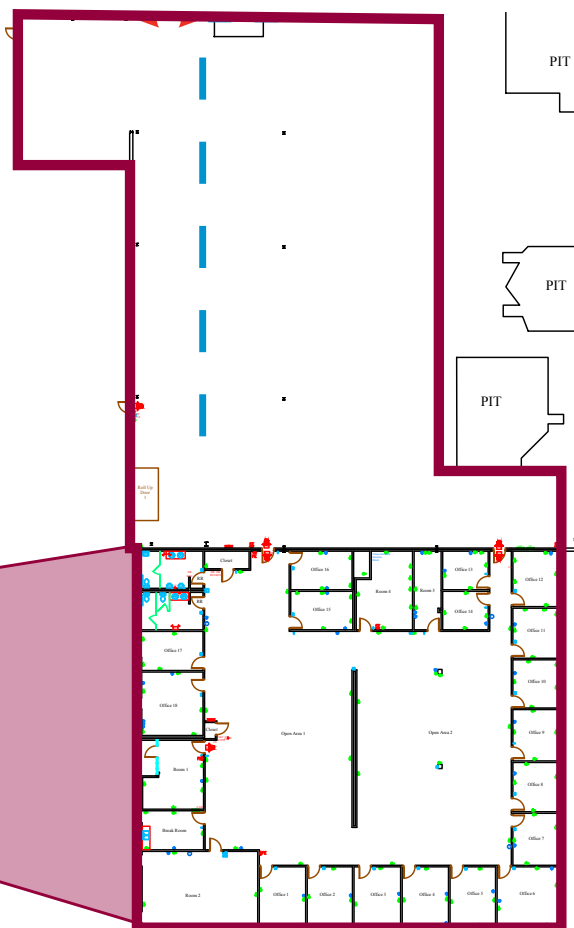
VIEW LISTING

southeastindustrialproperties.com

FLOOR PLAN



OFFICE



Colliers

CHUCK SALLEY, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

THOMAS BEARD, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

JOHN PEEBLES, SIOR
Vice President
+1 803 401 4226
john.peebles@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). ©2026. All rights reserved.



Providing homes for businesses by finding solutions that create value.