

# FLORENCE, SC- INDUSTRIAL FLEX

Floyd Circle

**FOR LEASE- MULTIPLE FREE STANDING INDUSTRIAL BUILDINGS  
FOR LEASE- MULTIPLE PAD READY BUILD-TO-SUIT OPPORTUNITIES**



## CONTACT INFORMATION



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## FOR LEASE- Available Immediately

2,000 SF -Free Standing

10,000 SF-Free Standing (Can subdivide)

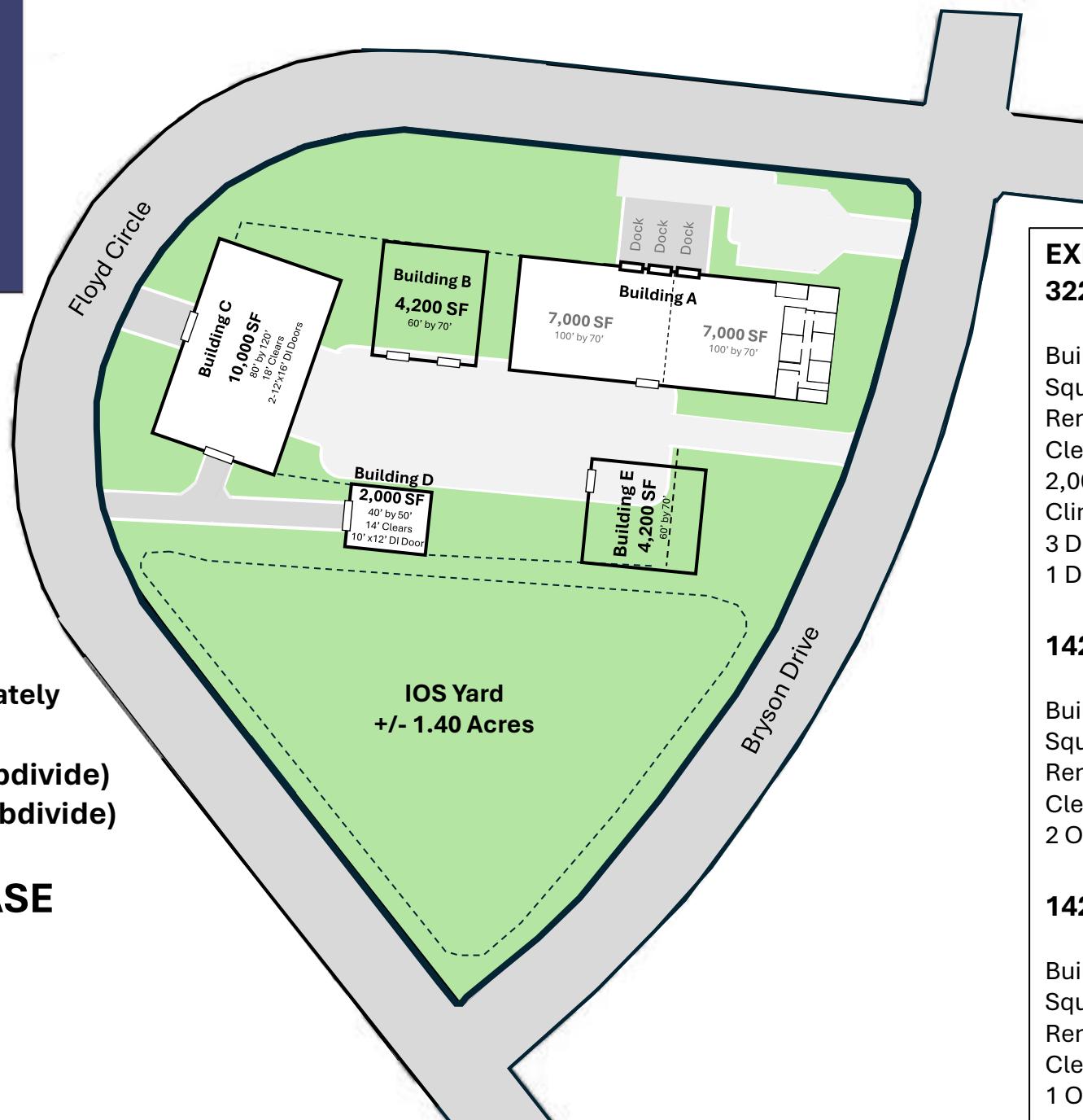
14,000 SF- Free Standing (Can subdivide)

## BUILD-TO-SUIT -FOR LEASE

4,200 to 19,000 SF

## IOS LAYDOWN YARD

(\$35,000 Per Acre/ Per Year)



## EXISTING BUILDINGS; 3225 Bryson Dr, Florence, SC 29501

Building A  
Square Feet: 14,000 SF  
Rent: \$12.50 NNN  
Clear Heights: 14' Clears  
2,000 SF Office  
Climate Controlled Warehouse  
3 Dock Doors  
1 Drive In Door

## 1425 Floyd Cir, Florence, SC 29501

Building C  
Square Feet: 10,000 SF  
Rent: \$13.00 NNN  
Clear Heights: 18' Clears  
2 Oversized DI Doors

## 1429 Floyd Cir, Florence, SC 29501

Building D  
Square Feet: 2,000 SF  
Rent: \$15.00 NNN  
Clear Heights: 14' Clears  
1 Oversized DI Door

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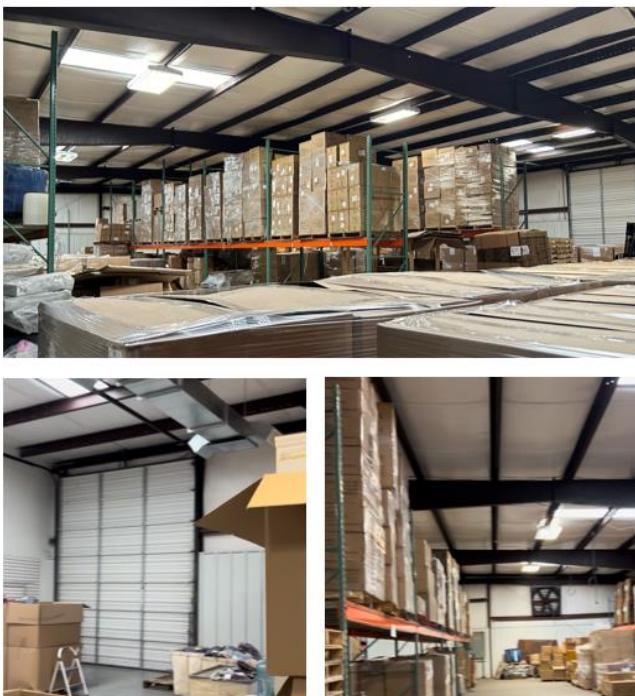


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**PROPOSED BUILD-TO-SUIT(S) -FOR LEASE**

**4,200 to 19,000 SF**





Building A (14,000 SF)  
3225 Bryson Dr,  
Florence, SC 29501  
3225

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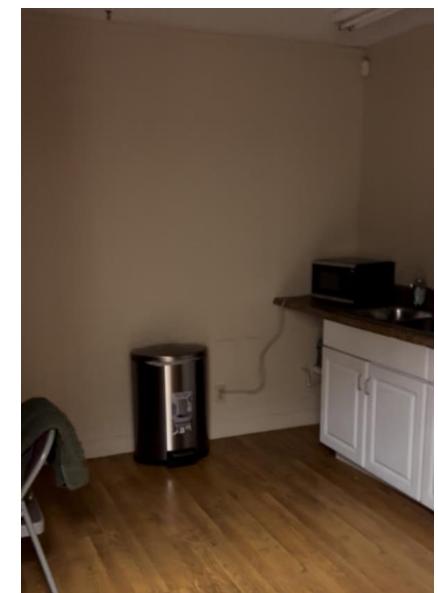
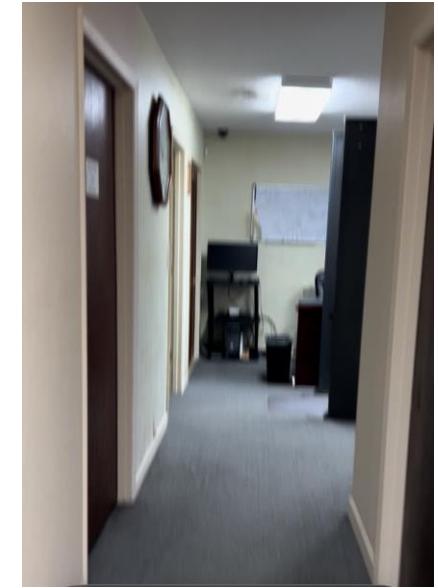


**Building A (14,000 SF)**  
3225 Bryson Dr,  
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**Building A (14,000 SF)**  
**3225 Bryson Dr,**  
**Florence, SC 29501**



**Building A (14,000 SF)**  
**3225 Bryson Dr,**  
**Florence, SC 29501**





**Building C (10,000 SF)**  
1425 Floyd Circle,  
Florence, SC 29501

**Building D (2,000 SF)**  
1429 Floyd Circle,  
Florence, SC 29501



**Building D (2,000 SF)**  
**1429 Floyd Circle,**  
**Florence, SC 29501**



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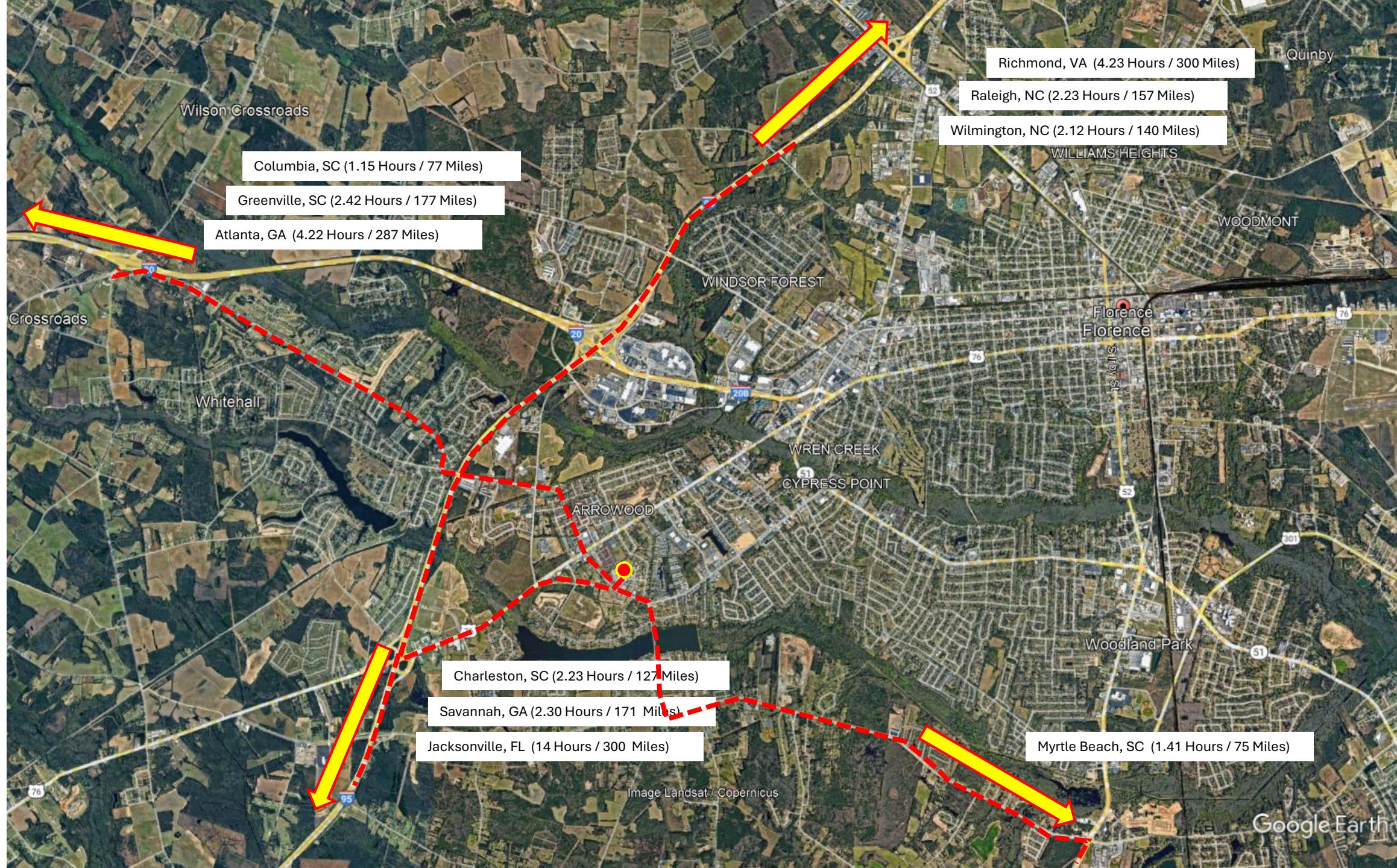
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May 20, 2025

## Florence County Economic Development Leaders Receive Top State Honors!

Florence County Economic Development Leaders Receive Top State Honors Two leaders from Florence...

[KEEP READING →](#)



December 06, 2024

## Cheney Brothers Kicks Off Construction in Florence with Groundbreaking

The new distribution facility represents a \$66 million investment and 280 new jobs in Florence...

[KEEP READING →](#)

 **Florence**  
Regional Airport

**LATEST NEWS**

Florence Regional Airport Partners with BETA Technologies to Install South Carolina's First Electric Aircraft Charger



Brad Beadles  
Executive Director

February 10, 2025

## Florence Regional Airport Partners with BETA Technologies to Install South Carolina's First Electric Aircraft Charger

Florence Regional Airport Partners with BETA Technologies to Install South Carolina's First...

[KEEP READING →](#)



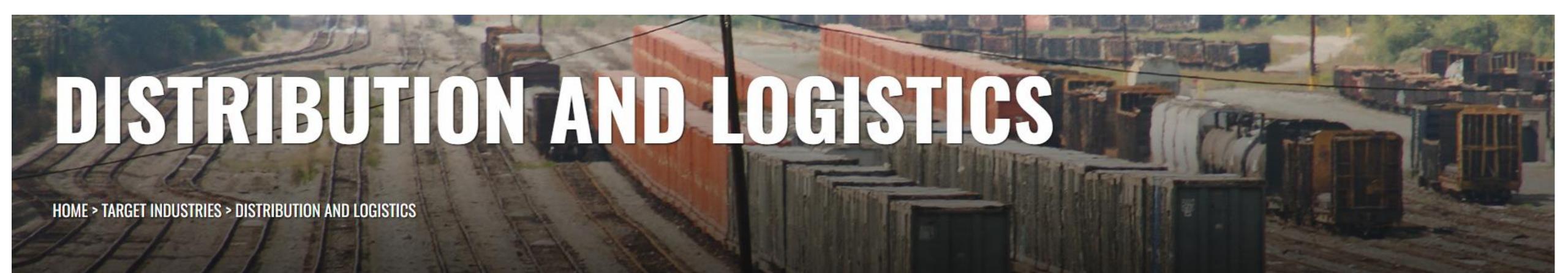
November 22, 2024

## Amazon Opens First Facility in Florence County, South Carolina

Florence, SC (November 22, 2024) – Amazon today announced that it has opened its first...

[KEEP READING →](#)

# DISTRIBUTION AND LOGISTICS



HOME > TARGET INDUSTRIES > DISTRIBUTION AND LOGISTICS

## Planes, Trains and Automobiles

With three nearby ports, an exceptional interstate system, a major rail yard, and a regional airport, Florence County is a prime location for industries to take advantage of quick access to the east coast and beyond.

Florence County is strategically located at the intersection of I-20, which begins in Florence and extends through Dallas, Texas, and I-95, the major North/South thoroughfare on the east coast.

With close proximity to the ports of Charleston, Wilmington, and Dillon, the world is your oyster when you do business in Florence County.

Exactly halfway between Miami and New York, Florence County provides access to more than 30 percent of major US markets with easy access to direct interstate connections with I-26 and I-77.

Whether you're looking to fly high or stay grounded, you (and your cargo) are good to go with daily flights from Florence Regional Airport and CSX's largest rail yard in South Carolina at your fingertips.

# LOCATION AND LOGISTICS

## Interstates



Florence County is strategically located at the intersection of I-20, which begins in Florence and extends through Dallas, Texas and I-95, the major North/South thoroughfare on the east coast. Exactly half-way between Miami and New York, Florence County provides excellent access to markets and is in close proximity to direct interstate connections with I-26 and I-77.

Florence County's exceptional interstate system allows industries to take advantage of the quick access to the east coast and beyond.

## Ports



The robust ports system of South Carolina allows industries to connect to the world. Florence County is a short drive from the Dillon Inland Port. Additionally the Port of Charleston, now the deepest harbor on the East Coast at 52 feet, is approximately a two hour drive from Florence County.

Dillon Inland Port - approximately 25 miles from Florence

Port of Charleston - approximately 110 miles from Florence

Port of Wilmington - approximately 110 miles from Florence

Port of Savannah - approximately 175 miles from Florence

# Rail



CSX established their largest South Carolina rail yard in Florence. This rail yard accommodates CSX's regional headquarters, which comprises a four state region from Richmond, Virginia to Savannah, Georgia. Industries can easily import and export by utilizing CSX rail that runs through Florence County.

[EXPLORE AVAILABLE RAIL-SERVED INDUSTRIAL SITES](#)

# Airports



The Florence Regional Airport has provided service to the public for over 75 years. Florence Regional offers daily flights by American Airlines and is heavily used for general aviation. The hub serving Florence Regional Airport is the Charlotte-Douglas International Airport.

We have two runways (Runway 01/19 @ 6,000' and Runway 09/27 @ 6,500') Runway 09/27 is a precision instrument runway with a Category I ILS. The airport maintains full FAA Part 139 certification. The airport also has a full-service Fixed-Base Operation with fueling, aircraft servicing and maintenance services available.

Other airports in close proximity to Florence County:

Columbia Metropolitan Airport - approximately 1 hour from Florence

Myrtle Beach Regional Airport - approximately 1 hour 30 minutes from Florence

Charleston International Airport - approximately 2 hours from Florence

Charlotte Douglas International Airport - approximately 2 hours from Florence

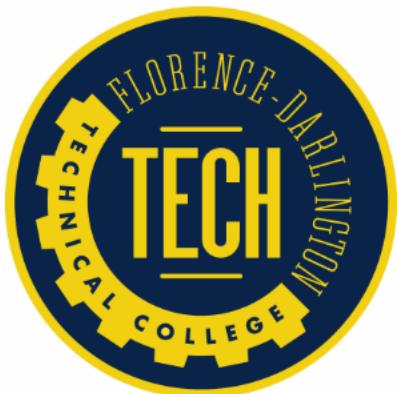
# WORKFORCE TRAINING

## Francis Marion University



**Francis Marion University (FMU)** is the Pee Dee region's 4-year university, offering a vast array of 4-year degrees including engineering and business programs to over 4,000 students each year. The FMU Industrial Engineering program is accredited by the Accreditation Board for Engineering and Technology (ABET). Additionally, FMU's School of Business is accredited from the prestigious Association to Advance Collegiate Schools of Business (AACSB), the premier accrediting body for business education. Only five percent of business schools worldwide hold this accreditation.

## Florence-Darlington Technical College



**Florence-Darlington Technical College (FDTC)** provides a regional student-centered experience through technical education, workforce development training, and economic development activities. Located on the campus of Florence-Darlington Technical College (FDTC), **Southeastern Institute of Manufacturing and Technology (SiMT)** exists to support industry, education and economic development. The SiMT is a 189,000 SF advanced manufacturing center that provides area and future industries with access to emerging technologies, while advancing the region's ability to provide a highly skilled workforce. The facility boasts a 800-seat auditorium, a configurable conference center that accommodates up to 1200, and various meeting spaces and classrooms. The SiMT's Additive Manufacturing Center (aka 3D printing) features metal and multiple plastic and thermoplastic printing capabilities. The Social Media Listening Center provides consulting and social media monitoring services to large and small businesses. FDTC's Corporate and Workforce Division offers open-enrollment, onsite, and customized training. The Gould Business Incubator at the SiMT provides new small businesses with access to the SiMT and additional resources, in a clean, modern and reasonably priced facility.

# The Continuum

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*The Continuum* is a \$25 million, 46,000-square-foot regional education and workforce center and the vision of Lake City philanthropist and entrepreneur Darla Moore. The center is located in Lake City's revitalized downtown and is part of an educational initiative partnership between the Darla Moore Foundation, Francis Marion University and Florence-Darlington Technical College. It provides

opportunities for students through training and certifications in workforce development skills, courses that lead to 2- and 4-year degrees, dual credit courses for high school students, and programs for K-12 students in science and innovation.

## Coastal Carolina University

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*Coastal Carolina University (CCU)* is located in Conway and offers over 100 undergraduate and graduate degree programs. Like neighboring FMU, CCU's College of Business is accredited by AACSB and College of Science is accredited by ABET. The CCU baseball program made headlines after bringing home the 2016 NCAA National Championship title. With over 10,000 students enrolled each year, academic and athletic excellence abounds at CCU

## Apprenticeship Carolina

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*Apprenticeship Carolina*, a division of the South Carolina Technical College System, works to ensure all employers in South Carolina have access to the information and technical assistance they need to create demand-driven registered apprenticeship programs. The program offers consultants at no cost to employers. These consultants guide companies through the registered apprenticeship development process, from initial information to full recognition in the National Registered Apprenticeship System. South Carolina employers who have registered apprentices are awarded an annual \$1,000 state tax credit, over the life of the apprenticeship, and there is no limit to the number of apprentices that an organization may have. In addition, the South Carolina Technical College System has been awarded grants in the past that can support employers in training their apprentices.



**Coker University** is a four-year liberal arts institution located in Hartsville. Founded in 1908, Coker is a bachelor's and master's degree-granting institution and competes in 21 NCAA Division II sports. Coker is ranked among the "Best Colleges" in the South by U.S. News & World Report as well as The Princeton Review, and by Washington Monthly as No. 2 in South Carolina for value.

## ReadySC



As an integral part of the *SC Technical College System*, *readySC*<sup>TM</sup> works together with the 16 technical colleges to prepare South Carolina's workforce to meet the needs of your company. Established in 1961, *readySC*<sup>TM</sup> is one of the oldest and most experienced workforce training programs in the United States. We are ready to bring this experience and expertise to work for your company.

**ReadySC is not a grant program but instead is committed to providing a full range of services to qualifying companies with the end goal of supplying your initial workforce.**

- **Recruitment Solutions:** Develop customized recruitment solutions such as microsites, advertising, social media campaigns, job fairs, among others.
- **Training Solutions:** Develop customized training solutions including curriculum development & design, employee orientations, transfer of knowledge strategies and continued workforce development.
- **Locating Instructors:** Work to determine best staffing strategies for all training and cover instruction expenses.
- **Training Site:** Coordinate with local partners to find suitable training space then up-fit with state-of-the art equipment and labs to best reflect the ultimate workplace.
- **Project Approach:** Use a project management approach by providing a full-time project manager, developing a comprehensive project scope and conducting periodic project reviews.

## Educational Attainment

...

35.55% of the population in Florence County have an associate's degree or higher. 88.24% have a high school degree or higher.



< Grade 9

**3.25%**



Grade 9-12

**8.5%**



High School

**33.59%**



Some College

**19.1%**



Assoc Degree

**10.81%**



Bach Degree

**15.44%**



Grad Degree

**9.3%**



4  
in the community

17  
within 50 miles

Colleges

offer associate's Degree or Certificate



3  
in the community

21  
within 50 miles

Universities

offer Bachelor's Degree or Higher

## Labor Force

...

Florence County has a labor force of 60,775 people, with an unemployment rate of 3.9%.

**60,775**

Labor Force

**3.9%**

Unemployment Rate

▲ 0.9%

Unemployment Rate  
Change (1 year)

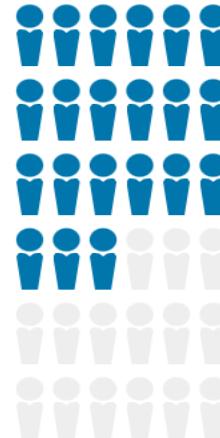
# Talent

What are the largest job counts by occupation?



Total Employees

**48,848**



The work distribution of total employees in Florence County is:



Total Establishments

**4,919**



# Businesses that Call Florence County Home

Considering a move? Check out these businesses that are currently thriving by utilizing Florence County's location for their warehouses and distribution centers.



## Existing Businesses Thriving in Florence County

Headquartered in Florence County, these existing companies are already benefiting from all that the Pee Dee region has to offer.



# PLASTICS & FIBERS

HOME > TARGET INDUSTRIES > PLASTICS & FIBERS

## Maximize Your Materials in Florence County

The Pee Dee region is home to some of the most advanced plastics and fibers operations you'll find in the world. With a rich history in textiles and emphasis on education and training, Florence County has the experience and workforce you need to succeed.

Located halfway between Miami and New York at the intersection of I-95 and I-20, Florence County makes shipping and receiving materials easy and cost-effective.

With numerous technical institutions in the area, your business will have access to untapped potential in new generations for years to come.

Home to the largest CSX rail yard, Florence County offers unlimited potential for rail service.

Florence County's average industrial electrical rates are 15% below the national average.



# Existing Businesses Making It with Metal

Check out these metal industry businesses that are successfully calling Florence County home.



# Existing Businesses Made to Last in Florence County

Below are just a few businesses that demonstrate how making Florence County home can lead to success.



# AUTOMOTIVE

HOME > TARGET INDUSTRIES > AUTOMOTIVE

## Find the Drive to Succeed

A leader in automotive manufacturing, South Carolina is home to a wide range of automotive companies that make up an integral part of the state's economy, contributing \$27 billion annually.

With Florence County's robust technical education and training programs, automotive businesses have access to an advanced workforce from day one on the job.

South Carolina ranks first in tire production and export, accounting for almost one third of the US market.

Florence County's total industry employment has increased an average of 4.8% per year over the last 5 years versus a 1.7% in the US.

South Carolina's energy rates are 15% below the national average.



# Farm-to-Fork Success Stories

Take a look at the existing food and beverage businesses that are currently reaping the benefits of being located in Florence County.

