

FOR LEASE | ±11,550 SF INDUSTRIAL SERVICE BUILDING ON ±5.71 ACRES

# 310 BLANCHARD RD

FLORENCE, SC 29506-8137



**ALEX SHIELDS**

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# SITE SUMMARY

<b>ADDRESS:</b>	310 Blanchard Road
<b>CITY:</b>	Florence, SC
<b>TMS:</b>	00202-01-055
<b>ZONING:</b>	IND - Industrial
<b>SF:</b>	±11,550
<b>ACRES:</b>	±5.70 Acres
<b>POWER:</b>	3 Phase
<b>CEILING HEIGHT:</b>	19'10" (Eave) - 22'6" (Center)
<b>DOORS:</b>	Four 14' x 16' Six 14' x 14'
<b>MAIN OFFICE:</b>	First Floor: ±1,700 SF Second Floor: ±1,700 SF 2 Bathrooms
<b>SECONDARY OFFICE:</b>	±887 SF 2 Bathrooms
<b>COMPRESSED AIR:</b>	Yes
<b>WASH BAYS:</b>	One (1)
<b>SPACE HEATERS:</b>	Gas-Fire Unit Heaters
<b>IN FLOOR PIT:</b>	One (1)
<b>COMMENTS:</b>	Property features a secure electronic gated entrance, full perimeter fencing, site lighting, and an above-ground diesel fuel tank.



# PROPERTY OVERVIEW





**MCPD**  
ELECTRIC COOPERATIVE

**Wendy's**

**CLARIOS**

**PFG**  
Performance Food Group

**MCT**  
COMPANIES

**Blanchard**  
CAT

**Peterbilt**

**Ruiz**  
FOODS

INTERSTATE  
**95**

**Cheney**  
Brothers  
C-B-I

**GE**  
Healthcare

**FedEx**

**VELOCITY**  
INSURANCE

**Colony**  
BUS SERVICES

**UPS**

**South Carolina**  
SOUTH CAROLINA  
SOUTH CAROLINA

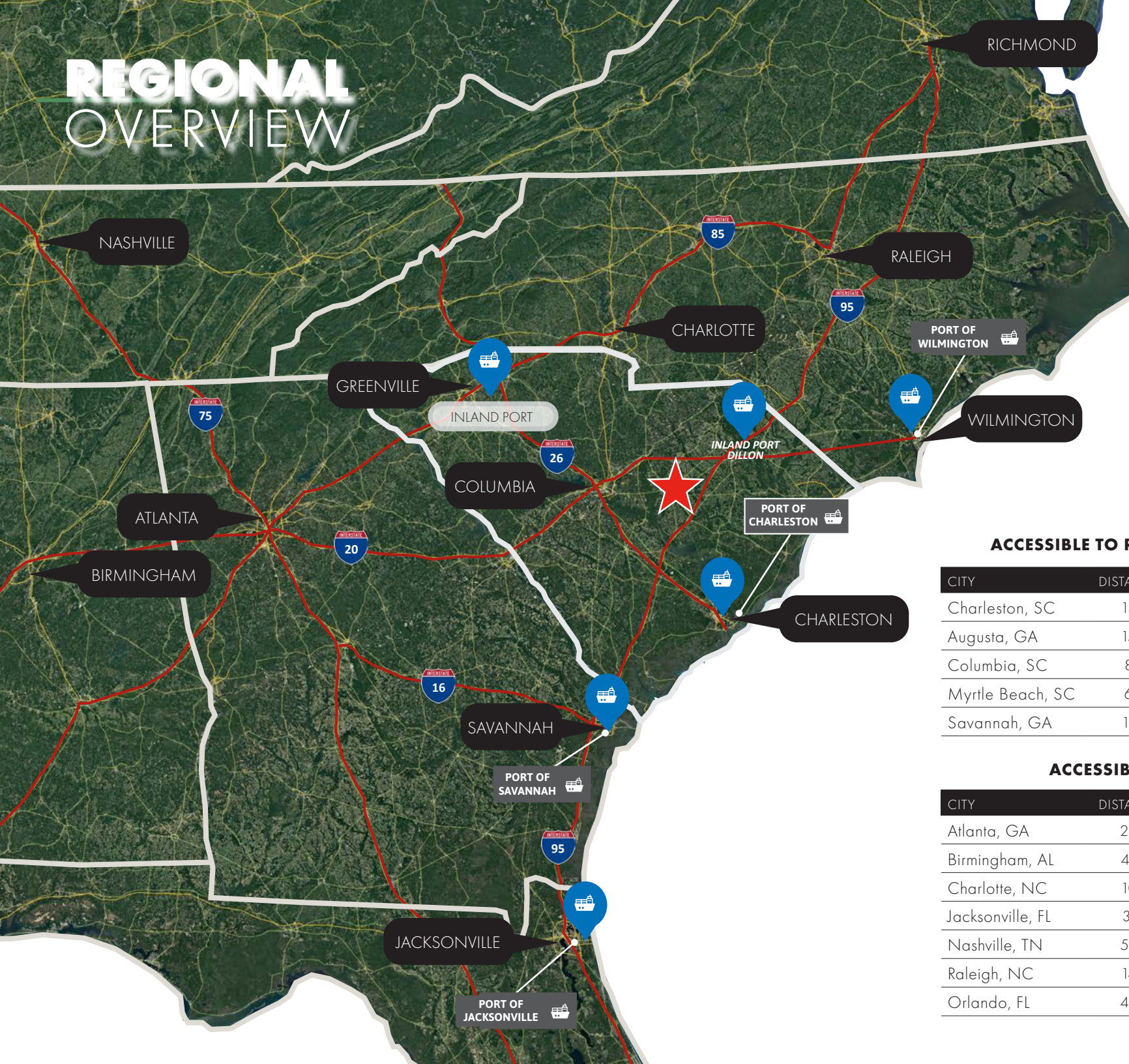
**BEST ONE**  
TRUCK & RENTAL

**OLD DOMINION**  
FREIGHT LINE

STATE ROUTE  
**327**

<b>DRIVE TIMES</b>	Distance in miles
<b>I-95</b>	1.0 miles
<b>MYRTLE BEACH</b>	70 miles
<b>COLUMBIA</b>	85 miles
<b>CHARLESTON</b>	125 miles
<b>RALEIGH</b>	145 miles

# REGIONAL OVERVIEW



## ACCESSIBLE TO REGIONAL MARKETS

CITY	DISTANCE (mi)	DRIVE TIME
Charleston, SC	138 mi	2 Hours 2 Min
Augusta, GA	158 mi	2 Hours 24 Min
Columbia, SC	85 mi	1 Hour 17 Min
Myrtle Beach, SC	69 mi	1 Hour 30 Min
Savannah, GA	181 mi	2 Hours 48 Min

## ACCESSIBLE TO KEY MARKETS

CITY	DISTANCE (mi)	DRIVE TIME
Atlanta, GA	295 mi	4 Hours 19 Min
Birmingham, AL	441 mi	6 Hours 29 Min
Charlotte, NC	109 mi	2 Hours 13 Min
Jacksonville, FL	312 mi	4 Hours 34 Min
Nashville, TN	552 mi	7 Hours 58 Min
Raleigh, NC	144 mi	2 Hours 6 Min
Orlando, FL	453 mi	6 Hour 32 Min

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