



±67,410 SF Industrial Building For Sale

Value-Add Industrial Building

31 Plowden Mill Rd | Sumter, SC

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Building Specifications

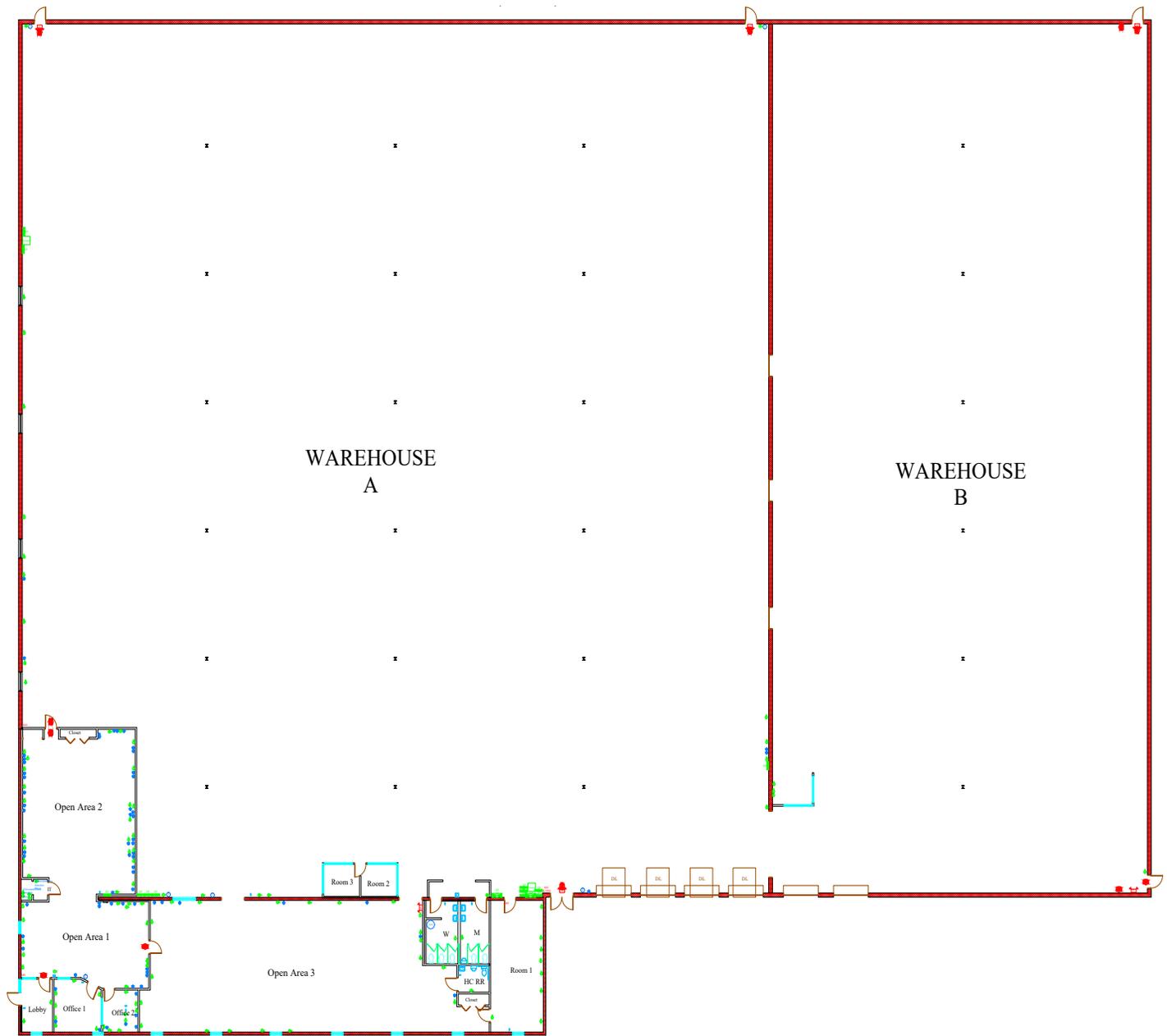


| | |
|------------------------|--|
| Building area | ±67,410 SF |
| Lot area | ±3.88 acres (fenced) |
| Year built | 1965 |
| TMS # | 250-03-01-005 |
| Loading doors | 6 dock-high doors (10' x 10') |
| Clear height | 18'3" - 20'3" |
| Parking | ±26 vehicle parking spaces |
| HVAC | 100% heated and cooled |
| Fire protection | 100% wet sprinklered |
| Power | 600 amp main service |
| Construction | Walls: Insulated concrete block Roof: Built-up Floors: 6" concrete |

SALE PRICE

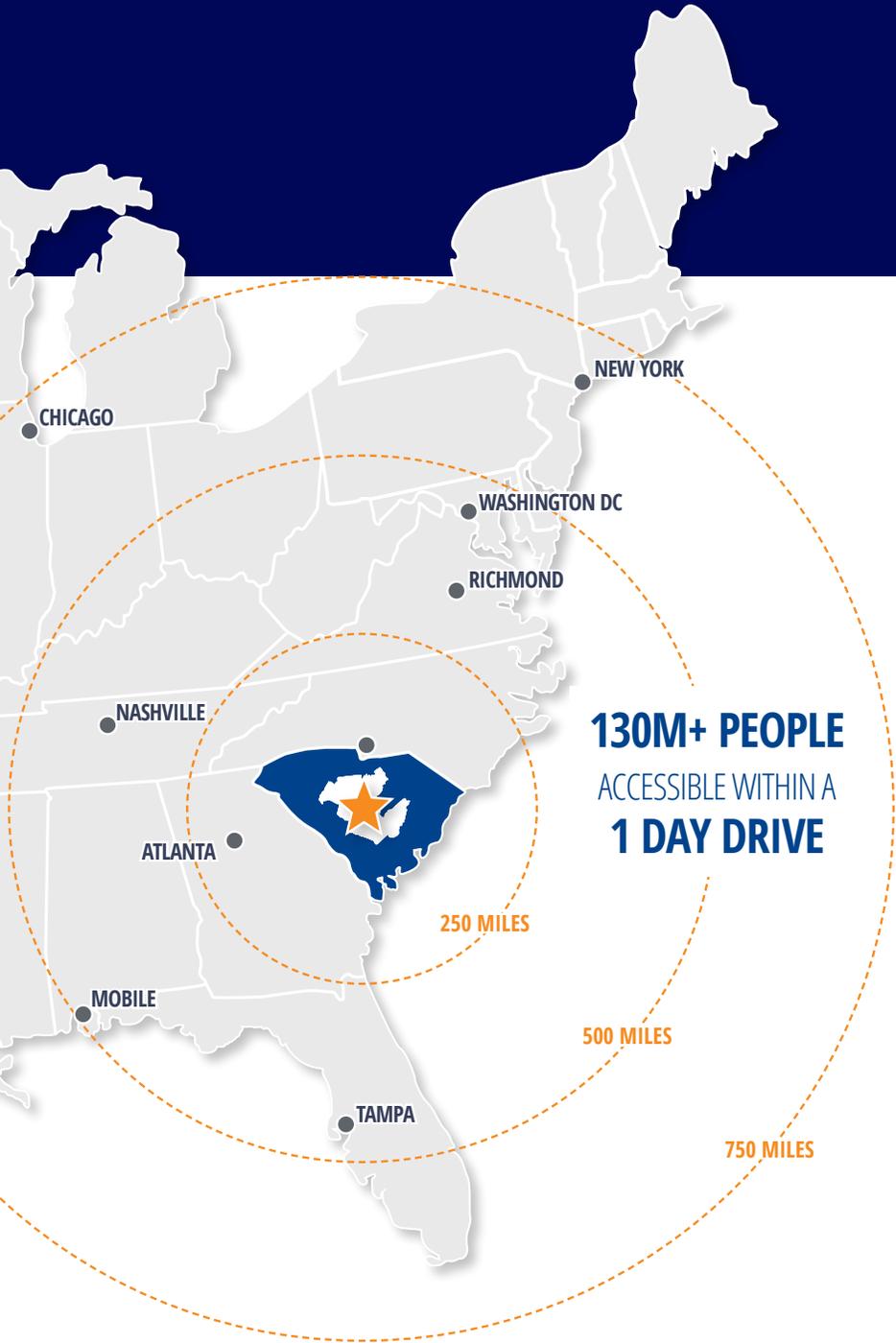
\$3,200,000 (\$47.47 PSF)

Floor Plan



WHY SUMTER?

Central Location is Key



South Carolina's transit system features five primary airports and 2,300 miles of rail lines with daily service. With five interstates and 41,000 miles of state highways, South Carolina boasts more highway miles per capita than any other state. The I-85, I-26, I-77, I-95 and I-20 interstate highways cross across the state and offer easy highway access in any direction.

Half of the United States population, about 130 million people, live within a one-days drive from South Carolina.



Population
 1 mile: 2,326
 5 mile: 46,387
 10 mile: 82,473



Households
 1 mile: 915
 5 mile: 19,699
 10 mile: 34,588



Avg. HH Income
 1 mile: \$53,992
 5 mile: \$73,054
 10 mile: \$81,099

| AIRPORT ACCESS | | RAIL SERVICE |
|--|--|---|
| COLUMBIA METROPOLITAN AIRPORT (CAE) | CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT (CLT) | CSX & NORFOLK SOUTHERN |
| <ul style="list-style-type: none"> 35+ nonstop daily flights throughout the U.S. 547M+ pounds of landed weight cargo Averages 1.36M passengers served annually and provides services to 9 major airports in 8 cities Largest air cargo operation in SC and home to FedEx and a UPS air hub | <ul style="list-style-type: none"> Accessible from the Central SC Region in as little as a 60 minute drive via I-77 183 nonstop destinations throughout the world Averages 1,600 aircraft movements and 43M passengers annually 24-hour access to the 200-acre Norfolk Southern Intermodal Facility which offers 6 freight delivery destinations | <ul style="list-style-type: none"> CSX and Norfolk Southern operate approximately 2,300+ miles of track and both have intermodal facilities at the Port of Charleston Norfolk Southern operates a bulk transfer facility in West Columbia, just 2 miles from I-26 and near CAE CSX operates an automotive distribution center in West Columbia and boasts more than 325 miles in the Central SC Region |

Market Overview | Columbia 25Q4

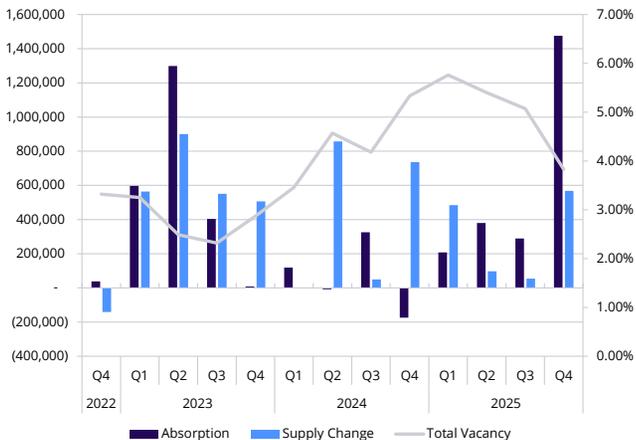
Sumter County is home to Shaw Air Force Base. The county has a population of 108,000 and a population of 1.2 million within a 45-mile radius.

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.

Sumter's ease of accessibility is a primary factor in site selection for both businesses and residents and many are drawn to its convenient location. The region is halfway between the Port of Charleston and Inland Ports Greer and Dillon.



Market Graph



Vacancy fell to 5.46% with net absorption of 281,404 square feet concentrated in Class B warehouse spaces. Average asking lease rates continue to rise, reaching \$3.97 per square foot. The active construction pipeline of 806,500 square feet is concentrated in Aiken County, including Meta's 715,000-square-foot data center and a 66,000 square foot speculative warehouse.



Recent Transactions



Lease
2000 Carolina Pines Dr.
Tenant Confidential
Northeast Columbia
146.7K SF



Lease
209 Flintlake Dr.
Universal One Products
Northeast Columbia
122.4K SF



Lease
225 Woodbine Dr.
Tenant Confidential
Orangeburg County
209.0K SF



Lease
321 Logistics
Wilsonart
Cayce/West Columbia
56.7K SF



Sale
541 Industrial Dr.
Investment Sale
Lexington
110.0K SF | \$7.5M



Sale
60 Industrial Ct.
Owner-User Sale
Newberry County
100.4K SF | \$7.5M

Location



KEY DISTANCES

| | |
|-------------------------------|------------|
| Interstate 95 | ±15 miles |
| Interstate 20 | ±30 miles |
| Interstate 77 | ±41 miles |
| Interstate 26 | ±47 miles |
| Columbia Metropolitan Airport | ±54 miles |
| Port of Charleston | ±104 miles |



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