



FOR SALE OR LEASE

±304,000 SF Industrial Manufacturing Facility

650 Jefferson Road, Sumter, SC

VIRTUAL TOUR



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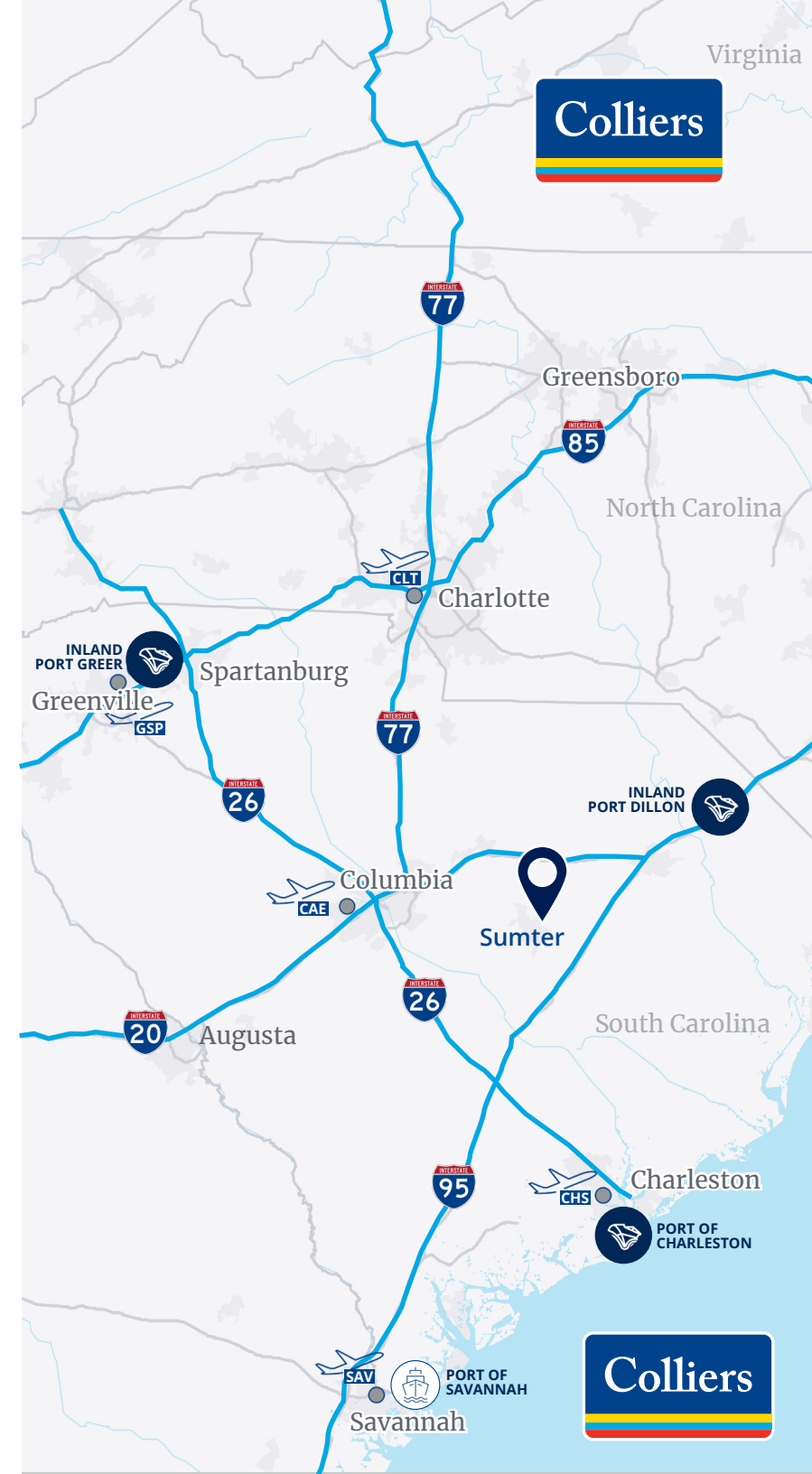
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Property Details

Address	650 Jefferson Road, Sumter, South Carolina
Building area	±304,000 square feet total North office: ±3,608 square feet South office: ±8,080 square feet
Parcel	230-00-01-053 (Sumter County)
Area	±32.34 acres
Outdoor storage	±1.76 acres Fenced and graveled
Car parking	354 spaces
Lighting	LED throughout
Construction	Built in 1999, expansion in 2012 Floors: 10 inch concrete Walls: Preformed concrete panels Roof: Original building - asphalt rock roof (21 years old) Expansion space - rubber roof (9 years old)\ Other: sub-slab conduit for automated forklifts in place
Clear height	27'
Columns	40' X 40'
Loading	17 dock-high doors (5 in original building, 12 in expansion space) 3 drive-in doors
Security	Cameras, RFID readers, locks
Sprinklers	100% wet system installed with pumps and risers located in separate room
HVAC	Fully heated and cooled 50 x 20 ton units throughout facility Original side units - 2017, expansion space units 2014
Electrical	Black River Electric Cooperative <ul style="list-style-type: none"> • 6 megawatts readily available • (4) transformers serving (2) 4,000-amp switchgear banks • Generator in place • 12 kV distribution and 69 kV transmission lines serving industrial park
Utilities	Natural gas: Dominion Energy - 4" transmission line 2" distribution line Water: City of Sumter - 12" line Sewer: City of Sumter - 12" gravity line



Building Layout

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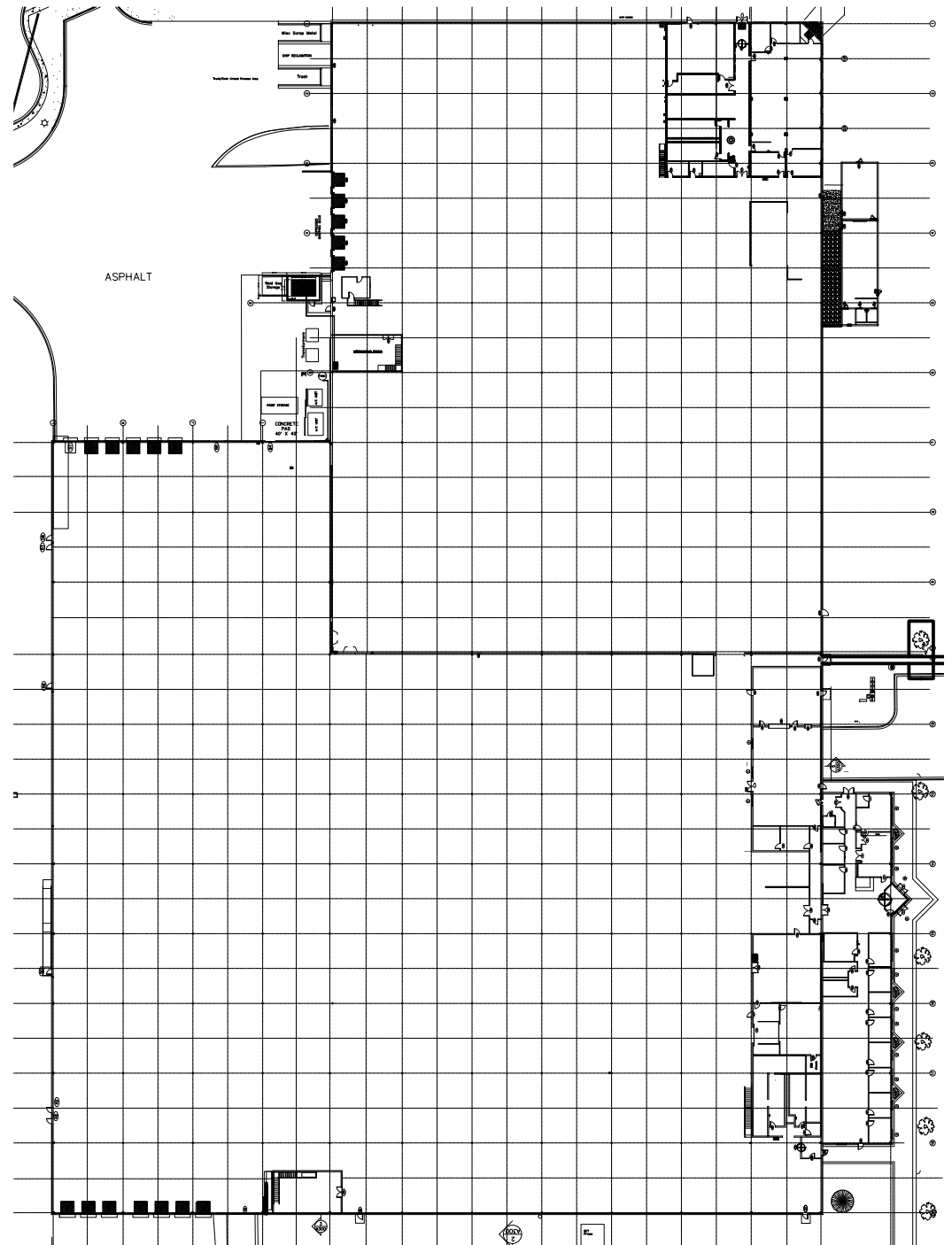


SPACE CLASSIFICATION	SQUARE FOOTAGE
Shop Floor	265,450
North Building	102,090
South Building	161,440
West Outbuilding	1,920
Office and Conference Rooms	13,641
North Building	3,608
South Building	8,080
E. Exterior Building (storm bunker)	1,953
Ancillary Indoor (Kitchen, RR, Cage)	14,896
North Building	4,136
South Building	10,760
Mezzanine	9,012
North Building	7,832
South Building	1,180
TOTAL:	302,999

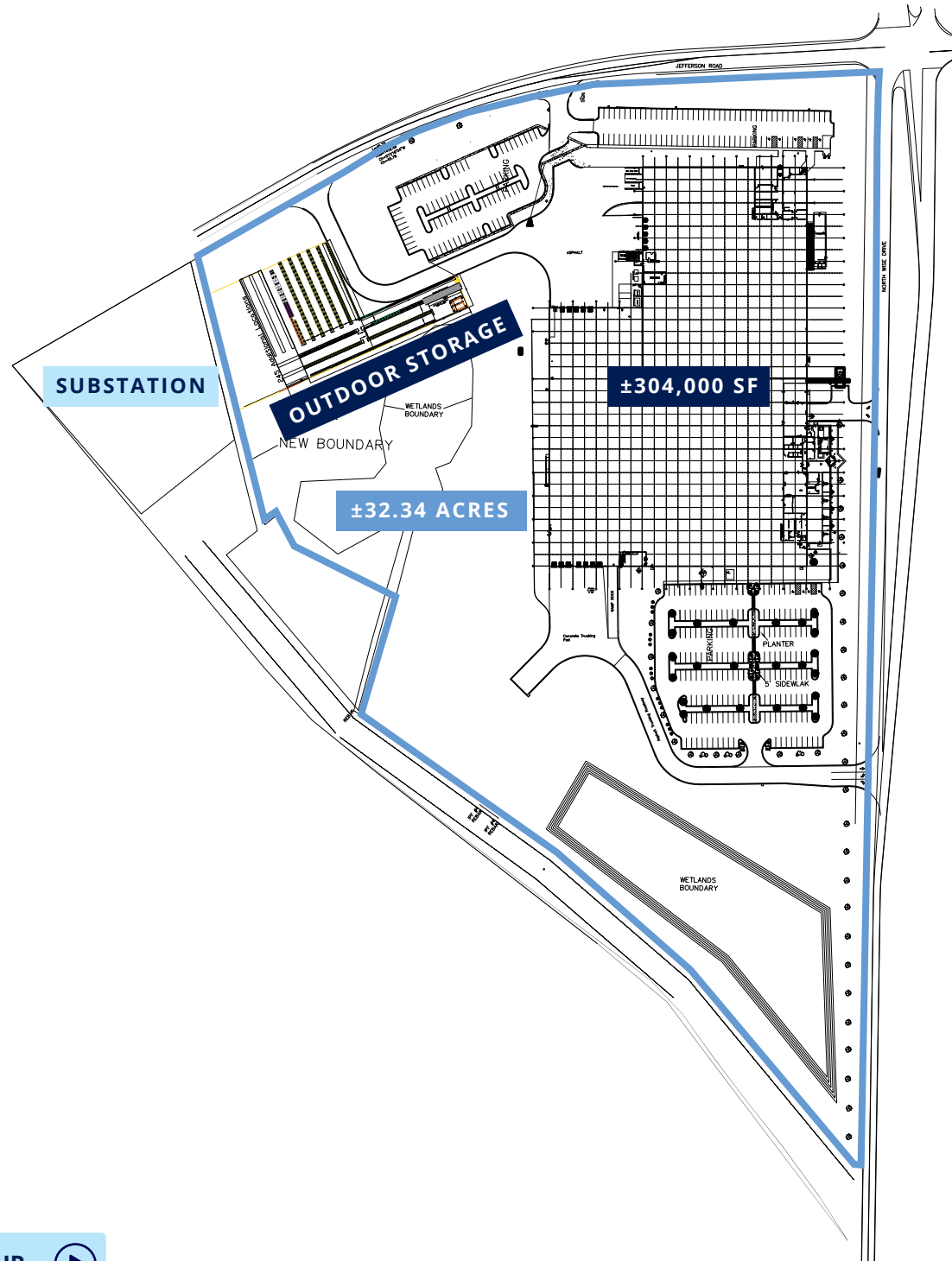
Hover over totals to view all spaces

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HOVER OVER FLOOR PLAN TO SEE CORRESPONDING SQUARE FOOTAGE



Site Plan



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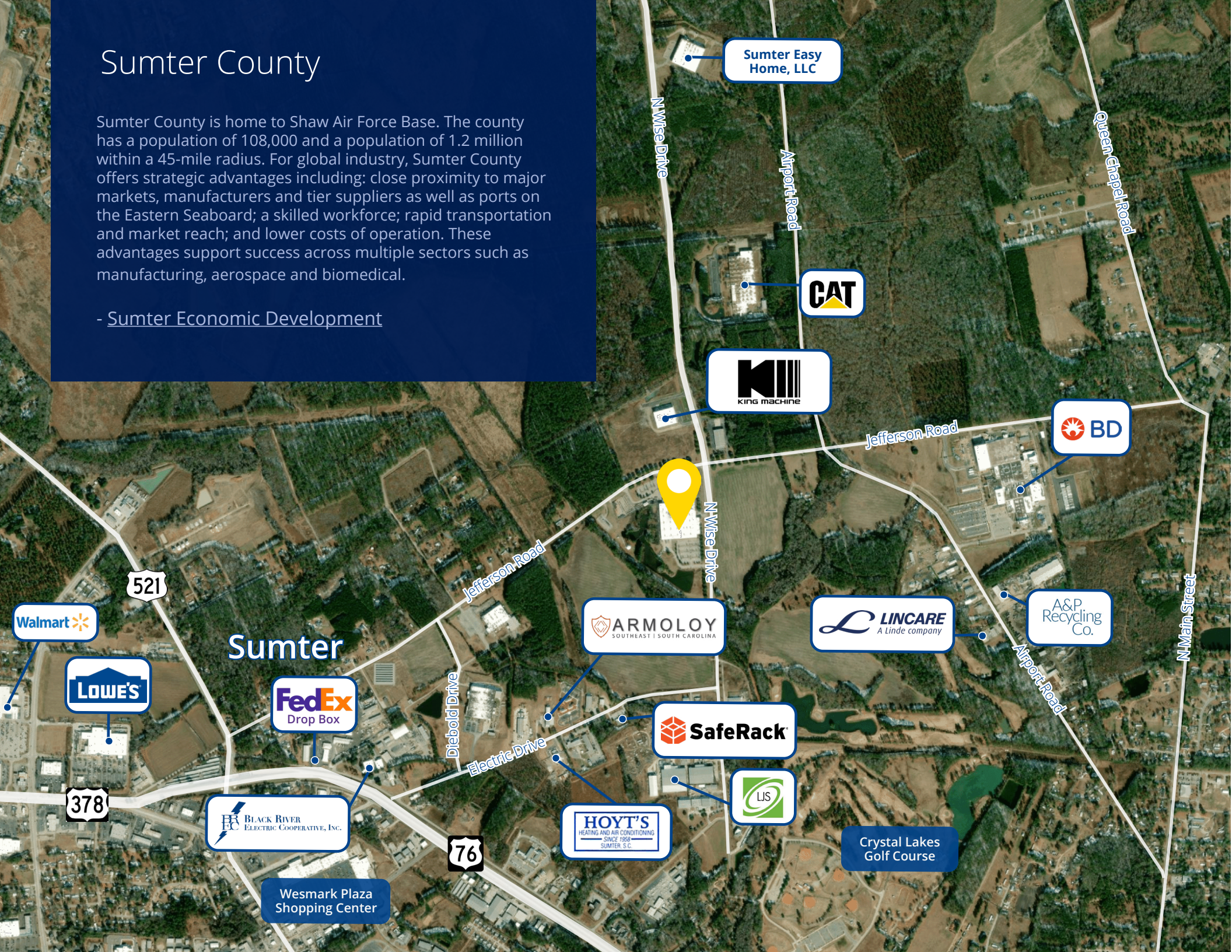


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Sumter County

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 Economic Development](#)



Property Photos





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