



Graham Realty, Inc.

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Palmetto Imaging Facility – Marketing Package

1214 state Highway 34 E, Winnsboro, SC 29180

The Palmetto Imaging Facility offers 76,000 square feet of versatile industrial and office space, strategically located in Fairfield County, South Carolina. This property is well-suited for light manufacturing, distribution, or adaptive reuse, with infrastructure already in place to support large-scale operations.

Key Features

- 76,000 SF building with warehouse, manufacturing, and office areas
- Constructed in 1989 on 14.11 acres of Land
- Zoned I-1 in Fairfield County
- Concrete floors, 6-inch, 3000lb, with 4 mil vapor barriers
- 3-Phase with 2000KVA transformer, with access to additional power support
- Three-bay loading dock
- Enclosed heavy machinery area
- Large breakroom/cafeteria area
- Column spacing 60ft x 30ft, skylit metal roof, and high ceilings across multiple areas, 15ft to 22ft
- Steam boiler and Carrier 110 Ton Chiller (2022) supporting HVAC and process cooling
- Trane Summit HVAC control system
- Security system (Johnson Controls) with card access, cameras, and fencing
- Fiber internet (TruVista) and Cisco phone system



Economic Development Incentives

The facility benefits from access to Fairfield County and State of South Carolina economic development programs. Local and state incentives are available for qualified businesses, including tax abatements, workforce training, and infrastructure support.



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Location Advantages

- Connected to I-77 with proximity to Blythewood, Columbia, SC and the new Scout automotive Manufacturing Facility.
- Access to skilled workforce through Fairfield County partnerships
- Served by Dominion Energy (electric), Town of Winnsboro (water/sewer/gas)
- Strong local chamber and economic development support

Contact

For additional information, site visits, or incentive program details, please contact:

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