

WAREHOUSE FOR LEASE

2160 Thomas Sumter Highway Sumter, SC 29153

FOR LEASE



WAREHOUSE FOR LEASE

OFFERING SUMMARY



±5,375 SF commercial building on approximately 2 acres along Thomas Sumter Highway in Sumter, SC, zoned General Commercial (GC). The property features approximately 3,750 SF of warehouse space with three roll-up doors, complemented by a well-appointed front office layout including six private offices, two reception windows, and three restrooms. An additional ±25' x 25' office is located at the rear off the warehouse, ideal for management, dispatch, or secure workspace. Situated on a fully fenced 2-acre lot, the site offers ample outdoor storage, equipment laydown, or fleet parking potential. Currently vacant, the building is well-suited for contractor, service-commercial, distribution, or showroom users seeking a functional warehouse/office combination with substantial yard space and strong corridor exposure.



LEASE RATE

\$12.00 PSF



ACRES

2.0 Acres



ZONING

GC - General Commercial



TAX ID

202-00-01-023

WAREHOUSE FOR LEASE
AERIAL



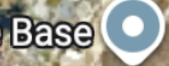
WAREHOUSE FOR LEASE PHOTOS



2160 Thomas Sumter Hwy



Holiday Inn Express & Suites Sumter by IHG



Base

378

Cherryvale

521

Whites Pond Crossroad

Broad St
Bulman Dr

ARCHDALE

Mulberry

378

BUS
76

CAROLINA GARDENS

15

WEN-LE



Prisma Health

Swan Lake Iris Gardens

WINTER PARK

Millwood

Sumter Speedway



DRIVE TIMES

- 4 minutes to Broad St
- 10 minutes to Shaw AFB
- 10 minutes to Downtown Sumter
- 20 minutes to I-95

521



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877

cbcatlantic.com | cbcretailatlantic.com

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