



1611 OTIS WAY
Florence, SC 29501

±58,709 SF on ±6.4 Acres

AVAILABLE FOR SALE OR LEASE

Property Highlights

- Ceiling Heights from 20' – 27'
- ESFR high-density sprinklers
- Located right off I-95 at Hwy 52
- Located in county-developed industrial park
- Fully fenced truck court with (6) 9'x10' dock-high loading doors

NEWMARK

THOMAS W. TURNER, SIOR
Senior Managing Director
M 704-226-3966
thomas.turner@nmrk.com

ZACK DALTORIO
Associate Director
M 919-805-4433
zack.daltorio@nmrk.com

JH MORRIS
Associate
M 334-333-735
jh.morris@nmrk.com

For Sale or Lease | 58,709 SF on 6.4 Acres

YEAR BUILT	1999 / 2011
OFFICE DESCRIPTION	2,400 SF finished office with lobby, reception area, (2) private offices, general clerical area, kitchen, and restrooms
CONDITION	Very Good
DIMENSIONS	Plant: 285' x 200' Office: 60' x 40'
CEILING TYPE	Metal Insulated
CLEAR HEIGHT	19'9" (min) – 27' (max)
COLUMN TYPE	6" Steel Tubular: 50' x 25' Spacing
ROOF TYPE	24-gauge standing seam metal - 3" vinyl-backed insulation
FLOOR TYPE	6" reinforced concrete – 4,5000 PSI
WALL TYPE	26-gauge pre-engineered metal with exposed 3' vinyl-backed insulation with an interior metal liner panel to 7'4"
LIGHTING	T5 light fixtures with motion control sensors, 25 ft. candle at 4' off floor isles
LOADING	<p>West Wall: 6 - 8' x 10' dock-high covered manual overhead roll-up doors with bumper pads, bollards and manual edge dock levelers.</p> <p>South Wall: 1 - 12'x14' ramped drive-in door, manual overhead roll-up door.</p>
SPRINKLERS	100% ESFR system, high hazard design, 2-zones. the sprinkler system is fed by a 100 h.p. weg pump at 1,250 gpm @ 75 psa and augmented by an electric jockey pump at 15 gpm @ 85 psi

GAS	SCANA – 6" high pressure main, 2" line
WATER	City Water - 18" main, 6" fire line, 2" domestic line
SEWER	City Sewer – 8" main, 2" line
POWER	Duke Power – 12,470v Primary distribution line 75 kVA pad-mounted transformer
HEAT	Office: Combination electric HVAC units Plant: (1) gas-fired ceiling-suspended forced air unit
PARKING	12 paved, marked, and lighted spaces
VENTILATION	(6) 48" 2HP wall-mounted centrifugal fans with louvers (6) 48" motorized intake louvers
LAST USE	Tire and wheel distribution
SPECIAL FEATURES	Fully fenced 15,400 SF 6", 4,500 psi concrete truck court and load well with 8" pipe with catch basin to direct drain dock area. Exterior gutters and drains.



For Sale or Lease | 58,709 SF on 6.4 Acres



AREA SIZE

1 2,400 SF

2 56,309 SF

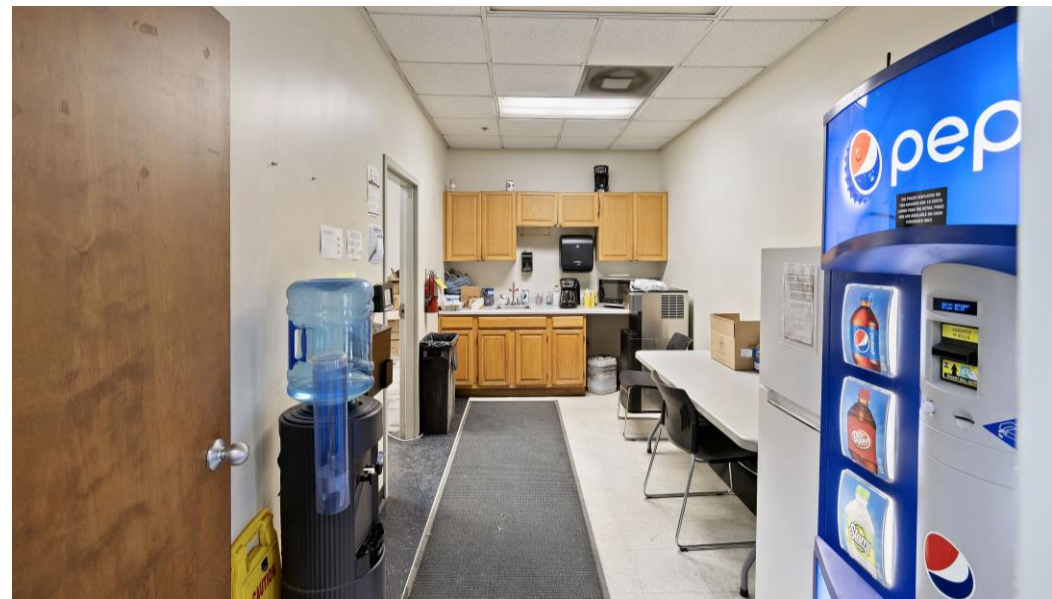
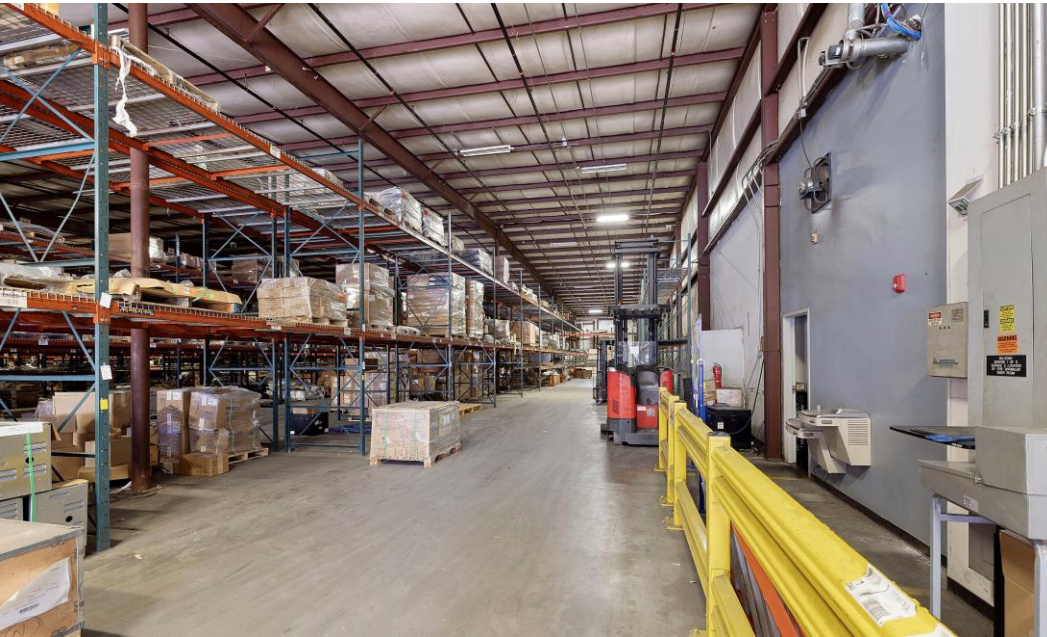
TOTAL
58,709 SF

TOTAL ACREAGE
6.4 ACRES

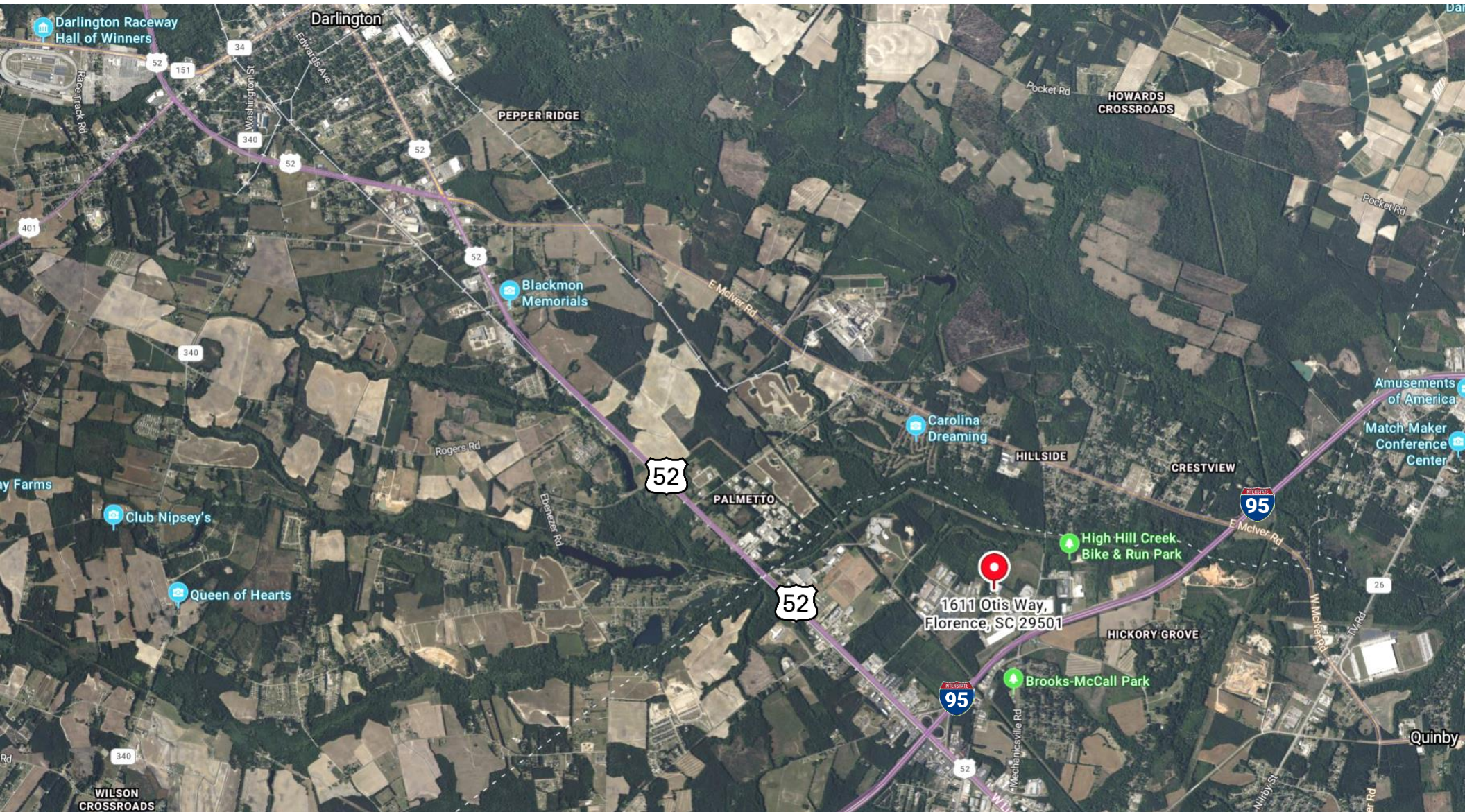
For Sale or Lease | 58,709 SF on 6.4 Acres



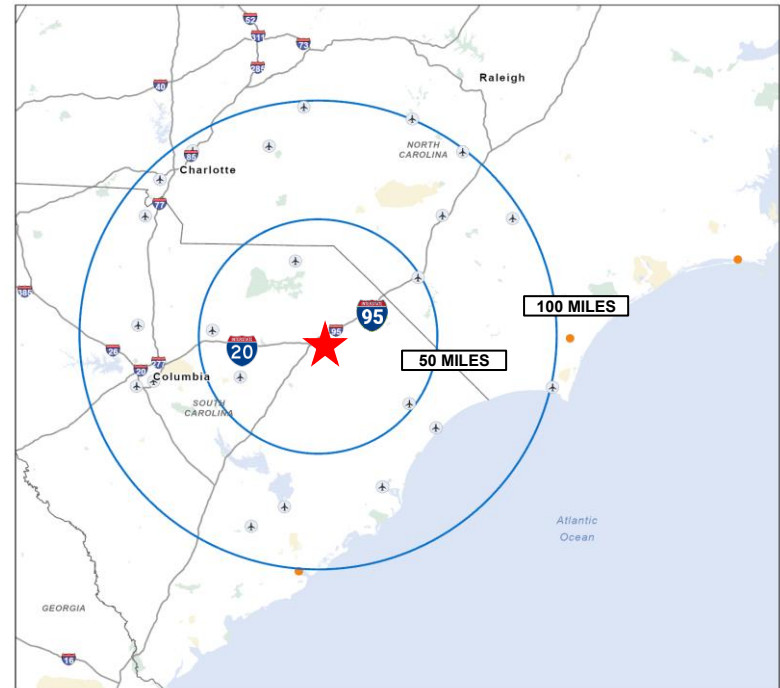
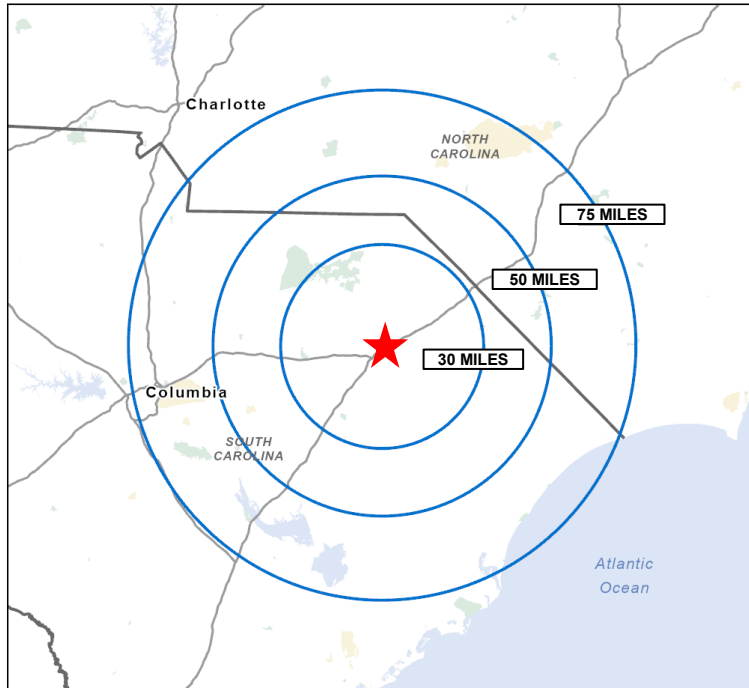
For Sale or Lease | 58,709 SF on 6.4 Acres



For Sale or Lease | 58,709 SF on 6.4 Acres



For Sale or Lease | 58,709 SF on 6.4 Acres





PORTS

Wilmington, NC	123 miles
Charleston, SC	123 miles
Morehead City, NC	251 miles
Norfolk, VA	308 miles

AIRPORTS

Florence, SC	6.4 miles
Charlotte-Douglas International	118 miles
Raleigh-Durham International	162 miles
Piedmont Triad International	158 miles
Fayetteville, SC	83.4 miles

INTERSTATES

 95	1.7 miles
 20	5.8 miles

Newmark | Charlotte
615 S College Street, Suite 450
Charlotte, NC



THOMAS W. TURNER, SIOR
Senior Managing Director
t 704-226-3966
thomas.turner@nmrk.com



ZACK DALTORIO
Associate Director
(919) 805.4433
zack.daltorio@nmrk.com



JH MORRIS
Associate
334-333.7635
jh.morris@nmrk.com