



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**

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# 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	<b>West Wall:</b> 6 - 8' x 10' dock-high covered manual overhead roll-up doors with bumper pads, bollards and manual edge dock levelers.  <b>South Wall:</b> 1 - 12'x14' ramped drive-in door, manual overhead roll-up door.
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.



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## AREA SIZE

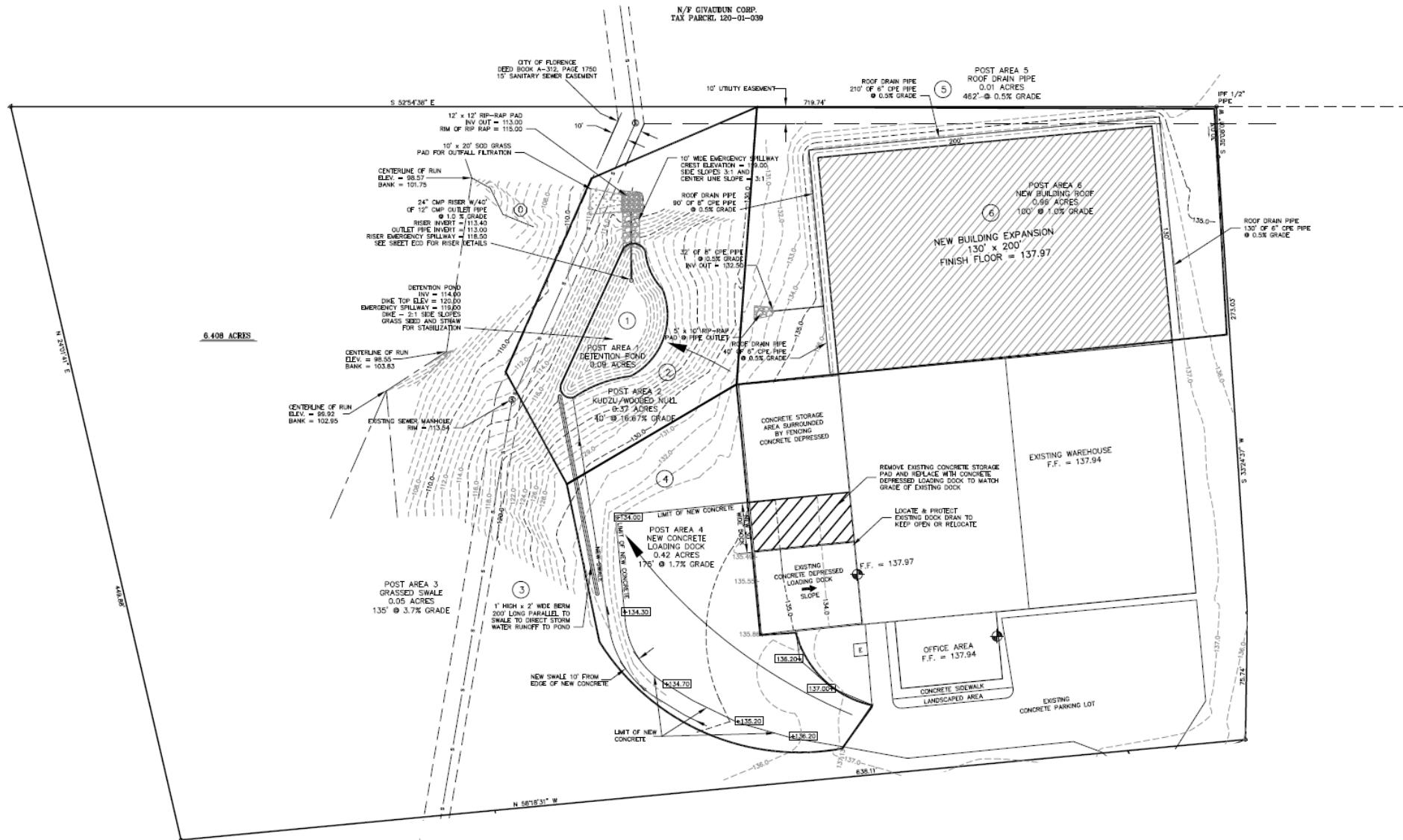
1 2,400 SF

2 56,309 SF

**TOTAL**  
58,709 SF

**TOTAL ACREAGE**  
6.4 ACRES

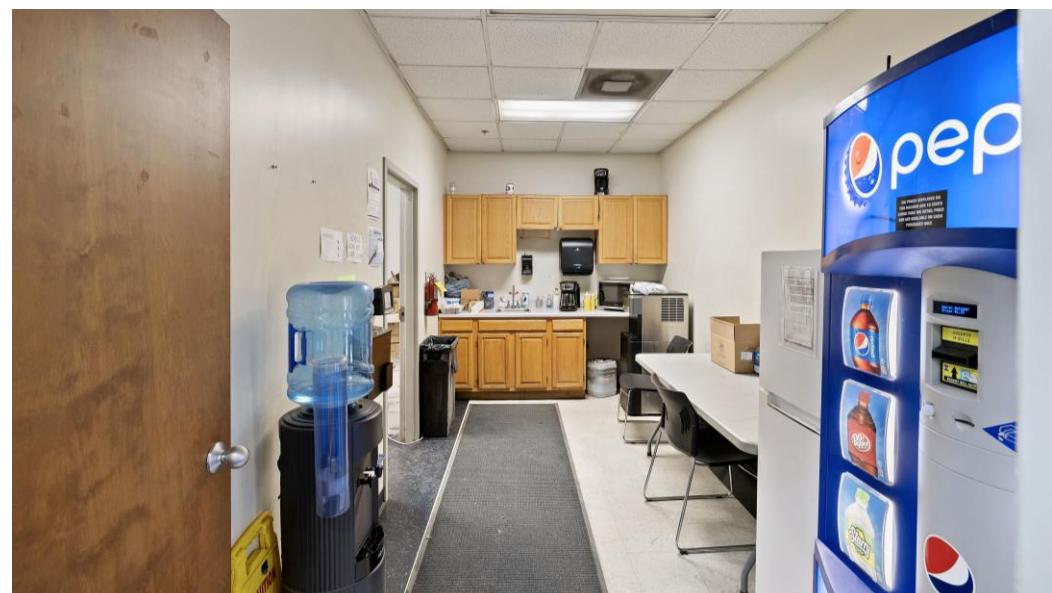
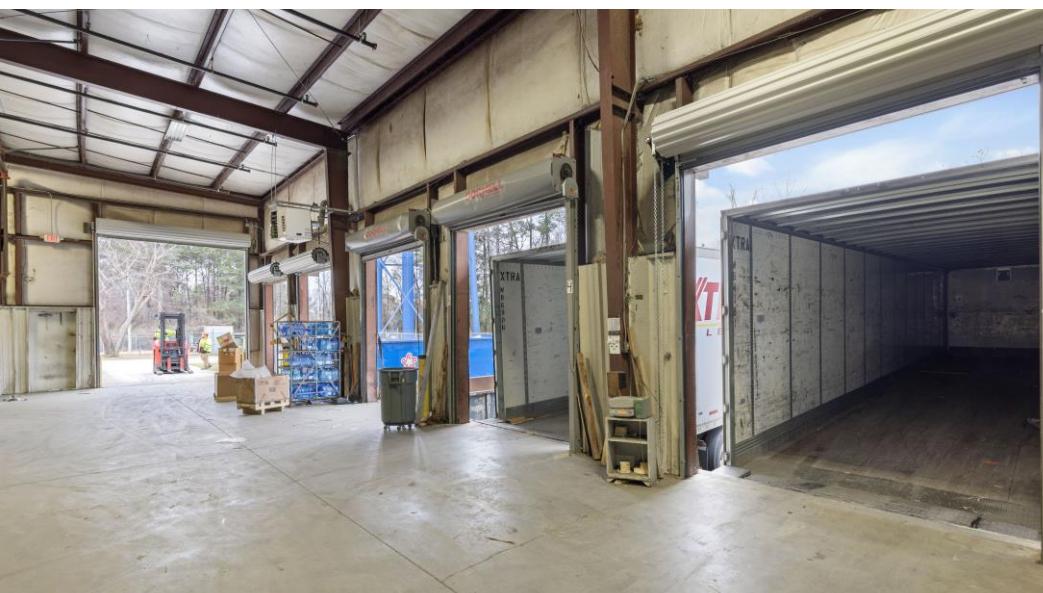
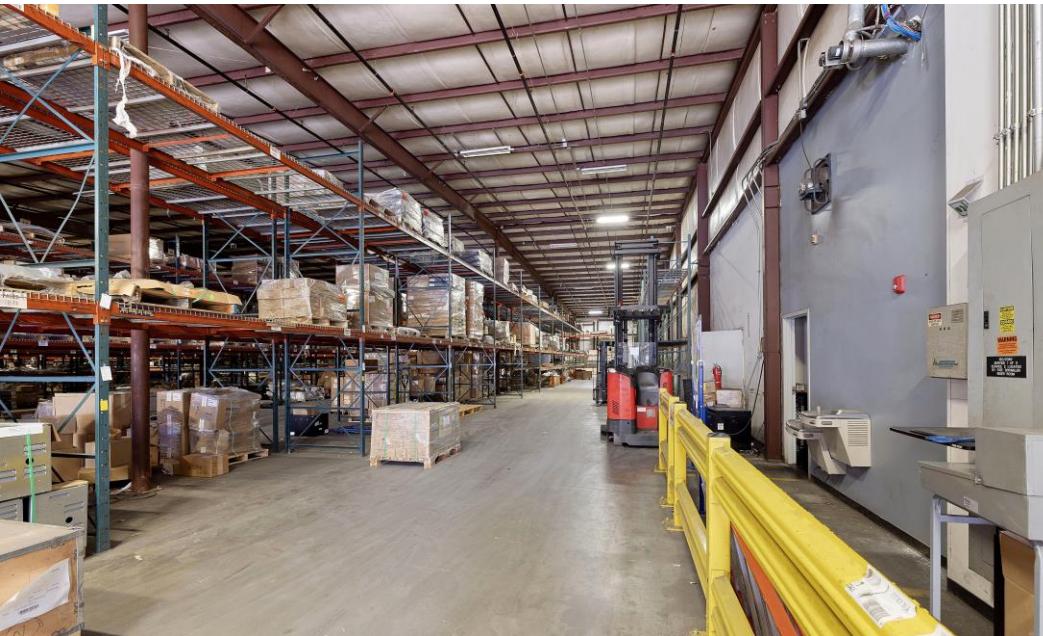
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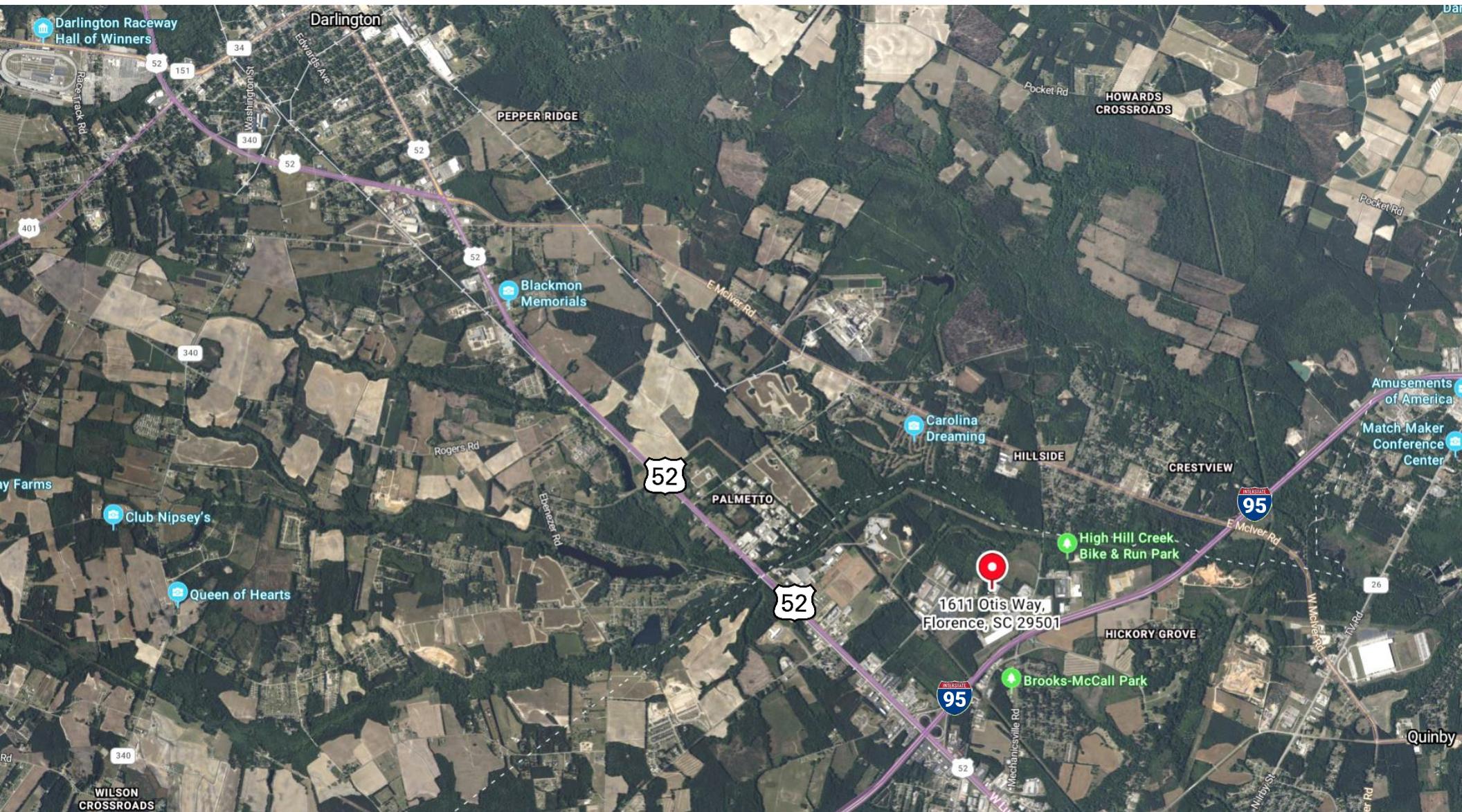
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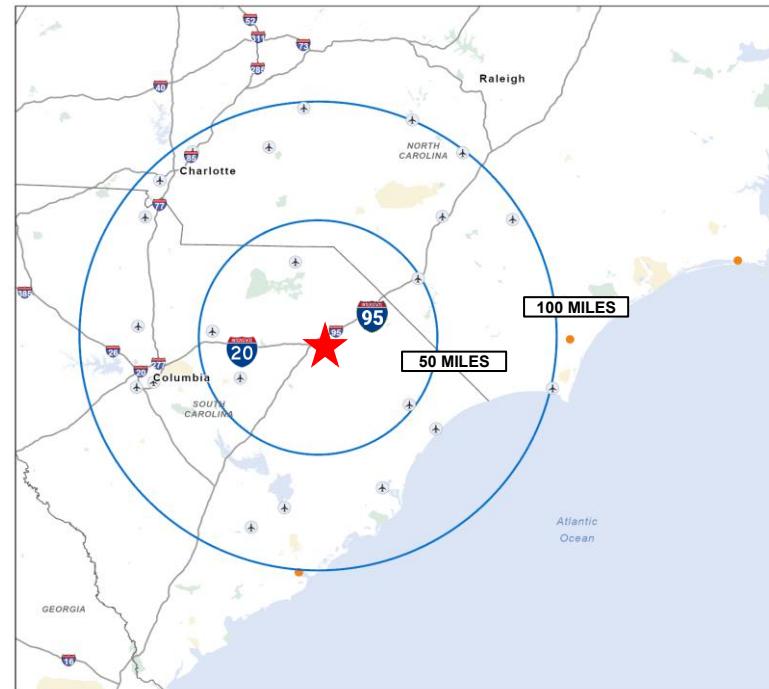
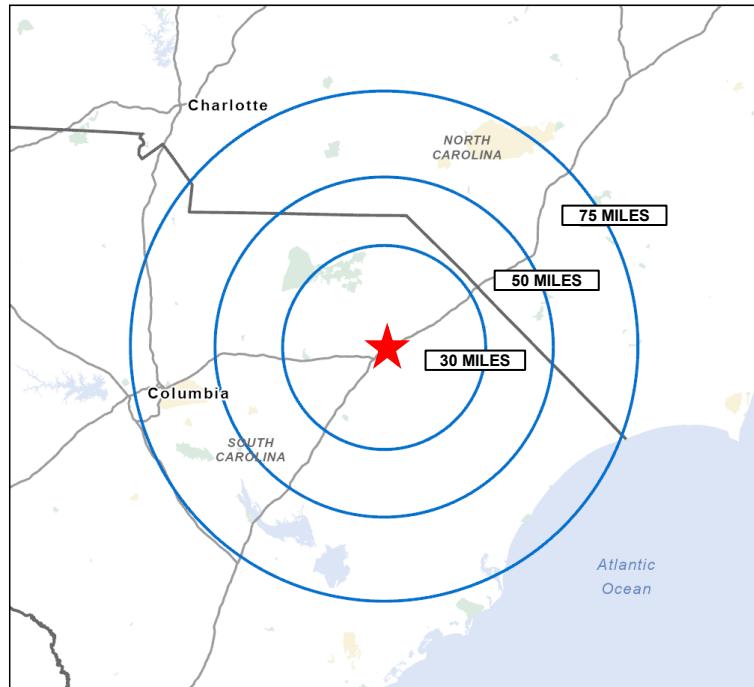
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**PORTS**  
Wilmington, NC  
Charleston, SC  
Morehead City, NC  
Norfolk, VA

123 miles  
123 miles  
251 miles  
308 miles



**AIRPORTS**  
Florence, SC  
Charlotte-Douglas International  
Raleigh-Durham International  
Piedmont Triad International  
Fayetteville, SC

6.4 miles  
118 miles  
162 miles  
158 miles  
83.4 miles



**INTERSTATES**  
Interstate 95 1.7 miles  
Interstate 20 5.8 miles

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