



THE **LITCHFIELD**
COMPANY REAL ESTATE
— COMMERCIAL —

60 MYRTLE BEACH HWY SUMTER SC.
COMMERCIAL MULTI-PURPOSE
BUILDING ON 2.72 ACRES



FOR SALE \$529,000

Cal Bruner

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Libby Bryant

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DISCOVER THE PERFECT BLEND OF OFFICE, WAREHOUSE, AND STORAGE SPACE IN THIS WELL-MAINTAINED INDUSTRIAL PROPERTY—IDEAL FOR CONTRACTORS, TRADES, DISTRIBUTION, FABRICATION, OR GROWING BUSINESSES SEEKING ROOM TO OPERATE AND EXPAND.



Main Building

MAIN BUILDING — 4,785 SQ. FT.
THIS SPACIOUS AND FUNCTIONAL
MAIN FACILITY INCLUDES:

- WELCOMING ENTRANCE/WAITING AREA
- 4 PRIVATE OFFICES — PERFECT FOR ADMINISTRATIVE, MANAGEMENT, OR CLIENT MEETING USE
- BREAK/LOUNGE AREA FOR EMPLOYEES
- KITCHENETTE
- FULL BATHROOM WITH SHOWER
- LARGE GARAGE/WAREHOUSE AREA FEATURING 3 BAY DOORS FOR EASY LOADING, UNLOADING, AND EQUIPMENT ACCESS

Building 2 & 3

- ADDITIONAL STORAGE BUILDINGS — 2,146 SQ. FT. TOTAL
- TWO SEPARATE OUTBUILDINGS PROVIDE VALUABLE ADDITIONAL STORAGE SPACE, IDEAL FOR MATERIALS, TOOLS, EQUIPMENT, OR INVENTORY OVERFLOW.



Key Highlights:

- Combined 6,931 sq. ft. across all buildings on 2.72 Ac
- Multiple drive-in access points
- Office and warehouse functionality under one roof
- Ample storage space
- Adaptable to many business types

This is a rare opportunity to own an industrial property with the right balance of office comfort and heavy-duty usability



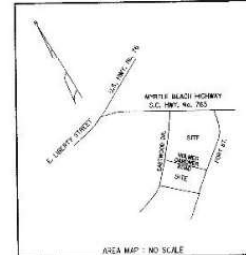
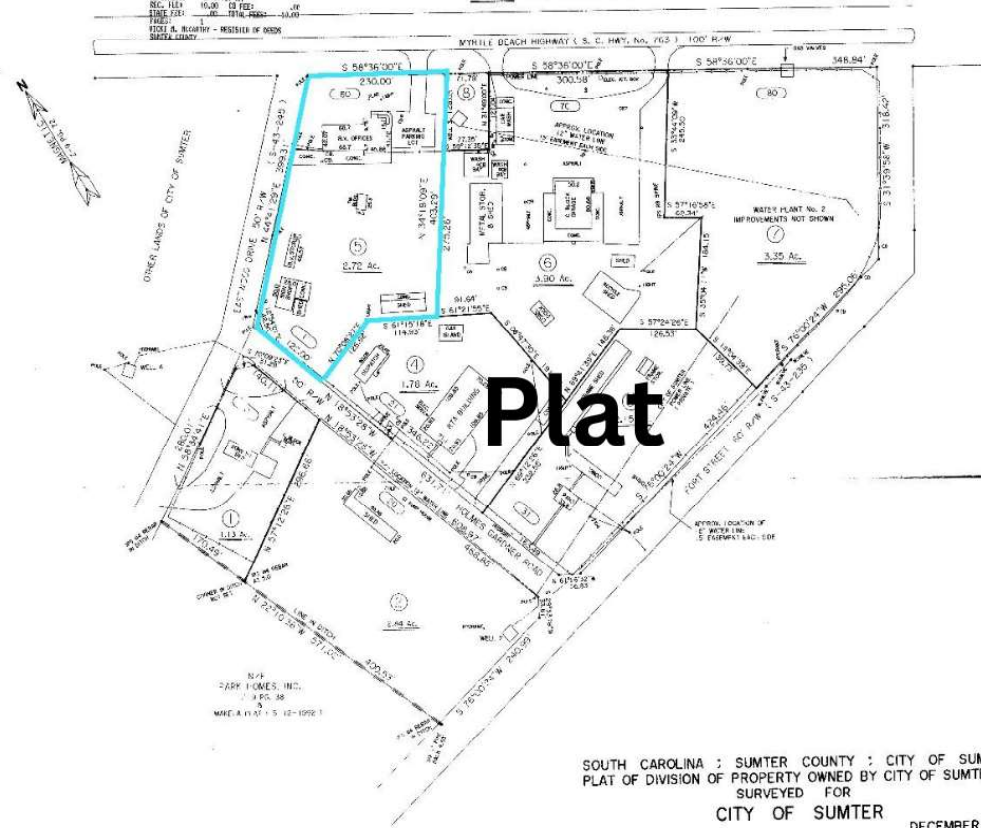


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FILED: RECORD: THIRDS
 05/25/2000 11:00 AM 12 FEB 00
 REC. FILED 10:00 12 FEB 00
 STATE OF SC
 FILED: A. B. CLARK - REGISTERED OF DEEDS
 COLUMBIA COUNTY

64 - STREET ADDRESS OF LOT No. 8
 0.22 AC. - ACREAGE OF LOT No. 8



SOUTH CAROLINA : SUMTER COUNTY : CITY OF SUMTER
 PLAT OF DIVISION OF PROPERTY OWNED BY CITY OF SUMTER
 SURVEYED FOR
 CITY OF SUMTER

DECEMBER 20, 2000
 AMENDED JUNE 14, 2001

SCALE 1" = 100'
 0 50 100
 NOTE: ALL LOT CORNERS ARE BY SURVEY

APPROVED: [Signature]
 SUMTER CITY CLERK
 PLANNING COMMISSION
 [Signature]
 [Signature]