

**AVISON
YOUNG**

For Sale

0 CLIPPER ROAD

Sumter, South Carolina 29154
Sumter County, SC



+/-176 ACRES ZONED HEAVY INDUSTRIAL - OPTION TO SUBDIVIDE

For More Information, Contact:

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THE OFFERING

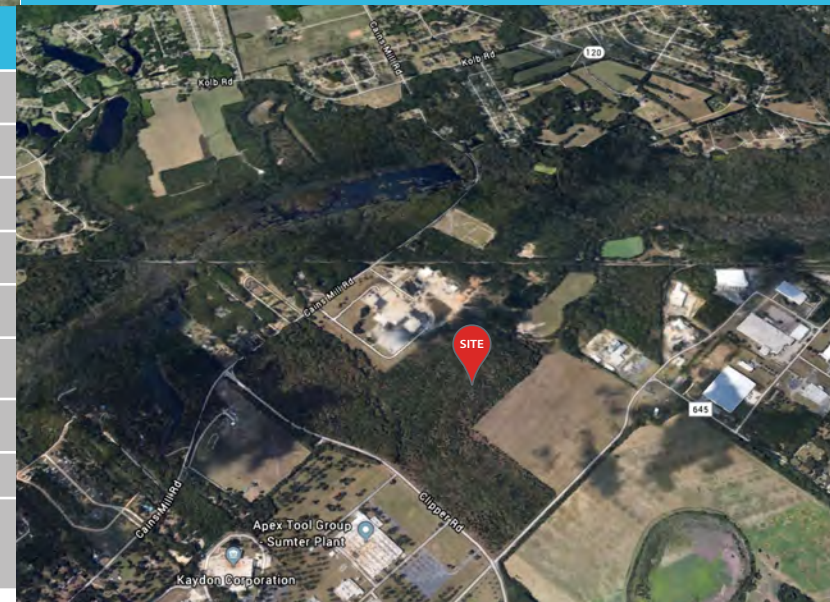


PROPERTY DESCRIPTION

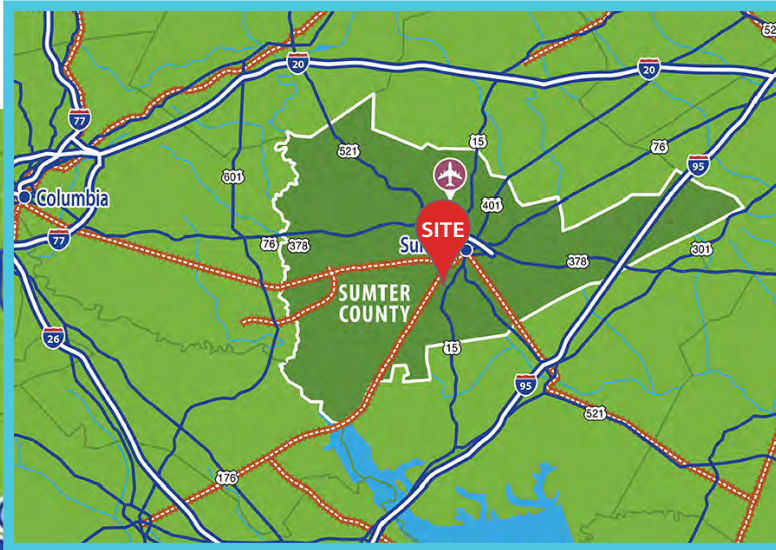
For Sale +/-176 acres, Subdividable in Sumter, South Carolina zoned Heavy Industrial in Sumter County, SC. The subject site (TMS#2090002011) is located at the corners of Clipper Rd. and Cains Mill Rd. and Clipper Rd. and Corporate Way, in Sumter, SC. The site consists of approximately 176.73 acres zoned Heavy Industrial under the County of Sumter, SC zoning ordinance. The property zoning, site layout, road frontage, supporting infrastructure, and excess land is ideal for parking, outside storage, or redevelopment opportunity for a variety of Industrial, Manufacturing, Distribution, Heavy Power, and similar users. Options to purchase all or a portion of the site, Build to suit options may also be available, based on Tenant Requirements and Term. The adjacent +/-40 acre site (TMS#2090002010) shown on the 2018 Plat has been designated for EnerSys use and is planned for their future expansion. Potential for tax credits and incentives based on user, operations, and projected new jobs. Contact for details.

Snapshot

Property Type(s)	Vacant Land
Total Site Area (AC)	+/- 176.73 acres
Minimum Divisible	+/- 25 acres
Maximum Contiguous	+/- 176.73
Tax ID/APN (TMS#)	2090002011
Sale Price	\$10,000 - \$20,000 / Per Acre
Availability	Immediately
Zoning	Zoned Heavy Industrial in Sumter County, South Carolina
Industrial Type(s)	Heavy Industrial, Vacant Land, Truck Terminal, Food Processing, Manufacturing, Warehouse/Distribution



LOCATION



0 CLIPPER ROAD SUMTER, SC 29154

Area Description

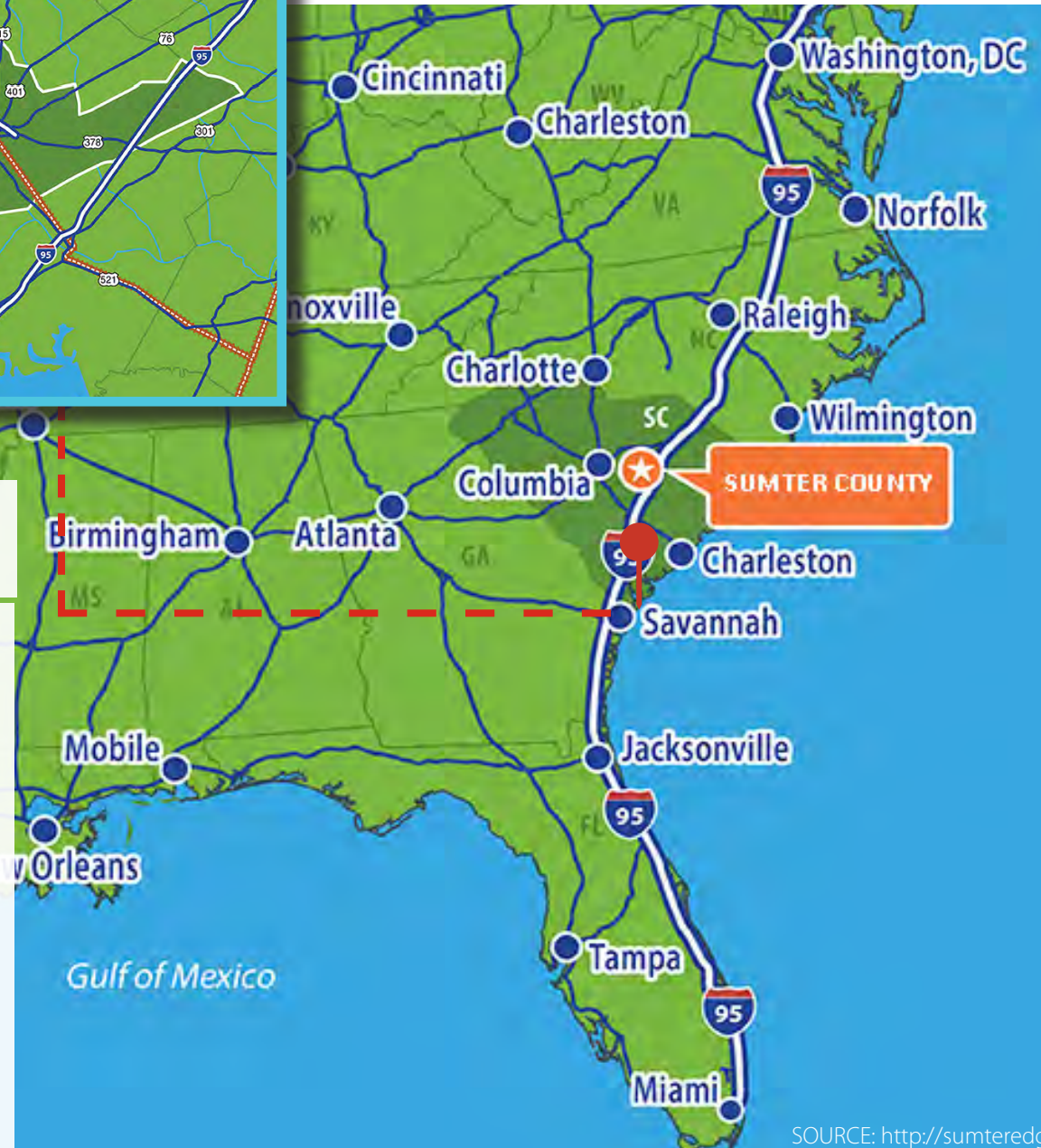
Site is located on Clipper Road - Ideal opportunity for an Industrial development –user or developer. Industrial area of County with future economic development focus (see 2030 Land Use). Ideal access to key submarkets with multiple access points to key Interstate.

Highway Access

Located between Cains Mill Road & Corporate Water off Highway 15. Interstate access I-95 and Highway 395.

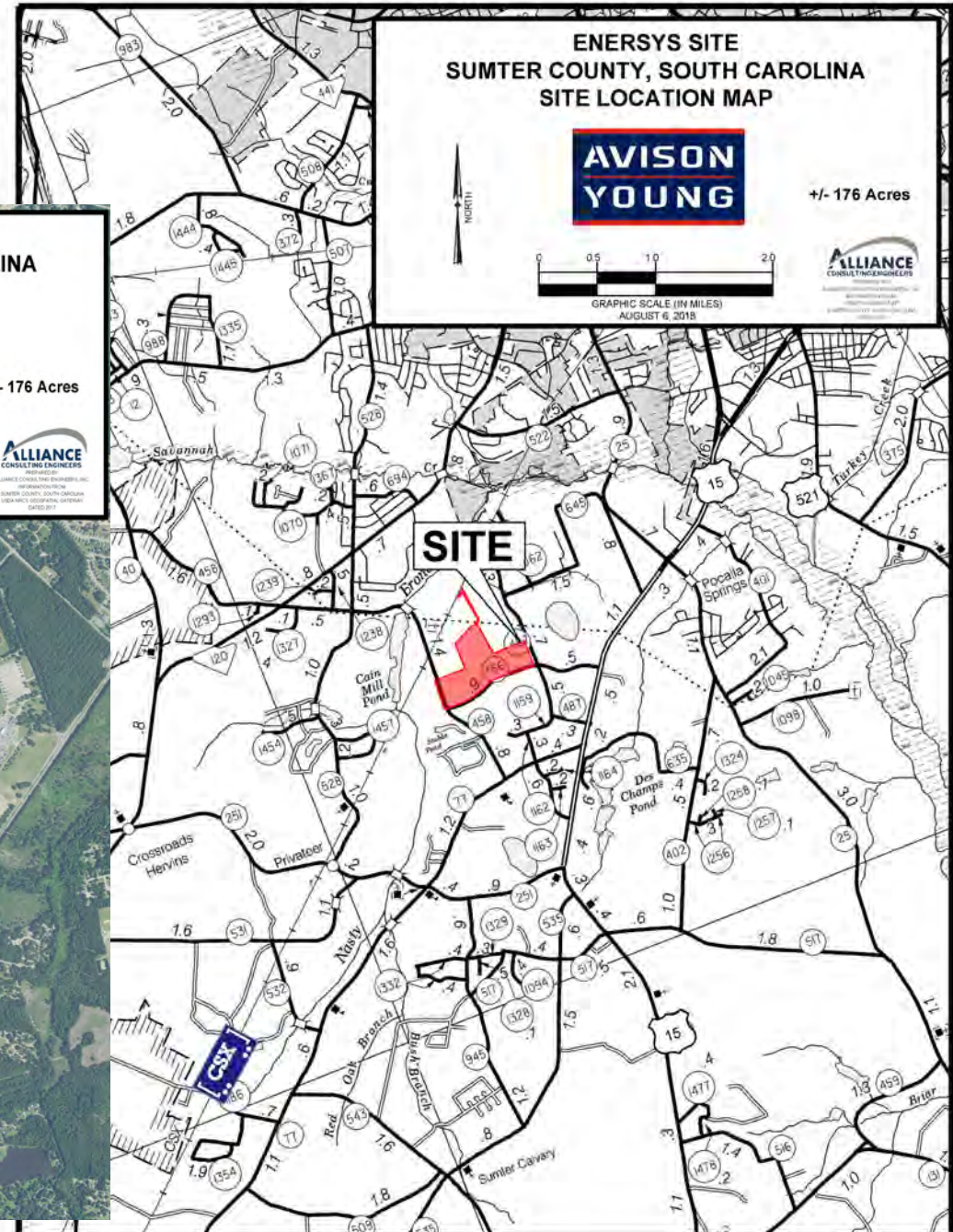
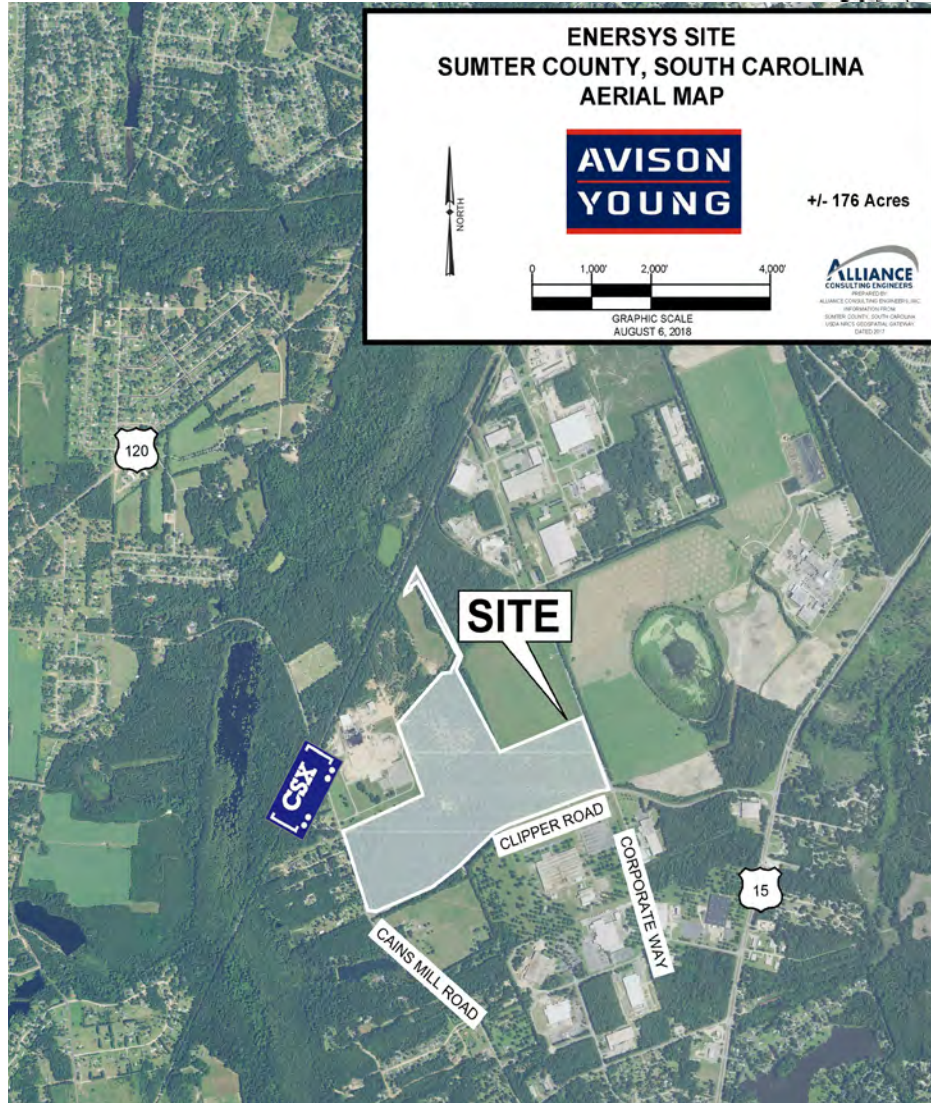
Airports

13 Miles to Sumter International Airport
70 Miles to Gilbert International Airport
89 Miles to Charleston International Airport



SOURCE: <http://sumteredge.com/>

SITE MAP



SITE MAP



RAIL ACCESS



RAIL ACCESS



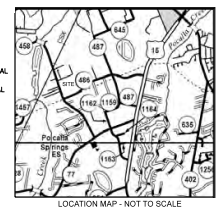
PLAT

NOTES
 1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.
 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: 02/17/2021
 2:00 PM
 2021 BOOK: 209-00-02-011
 FOR REFERENCE: PG. 2-4 PG. 221
 DRAWING NO: 209-00-02-011-011



- LEGEND
- WM - WATER METER
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - CTV - CABLE TV PEDESTAL
 - PP - POWER POLE
 - PH - TELEPHONE PEDESTAL



LINE	BEARING	LENGTH	ADJACENT	AREA	PERCENTAGE	LENGTH
01	S 70° 14' 57" W	1353.27				
02	S 66° 21' 06" W	844.96				
03	S 67° 02' 56" W	1454.45				
04	S 70° 14' 57" W	1353.27				
05	S 67° 02' 56" W	1454.45				
06	S 66° 21' 06" W	844.96				
07	S 70° 14' 57" W	1353.27				
08	S 67° 02' 56" W	1454.45				
09	S 66° 21' 06" W	844.96				
10	S 70° 14' 57" W	1353.27				
11	S 67° 02' 56" W	1454.45				
12	S 66° 21' 06" W	844.96				
13	S 70° 14' 57" W	1353.27				
14	S 67° 02' 56" W	1454.45				
15	S 66° 21' 06" W	844.96				
16	S 70° 14' 57" W	1353.27				
17	S 67° 02' 56" W	1454.45				
18	S 66° 21' 06" W	844.96				
19	S 70° 14' 57" W	1353.27				
20	S 67° 02' 56" W	1454.45				
21	S 66° 21' 06" W	844.96				
22	S 70° 14' 57" W	1353.27				
23	S 67° 02' 56" W	1454.45				
24	S 66° 21' 06" W	844.96				
25	S 70° 14' 57" W	1353.27				
26	S 67° 02' 56" W	1454.45				
27	S 66° 21' 06" W	844.96				
28	S 70° 14' 57" W	1353.27				
29	S 67° 02' 56" W	1454.45				
30	S 66° 21' 06" W	844.96				



TLS MAP No. 209-00-02-010 & 209-00-02-011

SOUTH CAROLINA	SUMTER COUNTY	PLAT/BOOK/TYPED

SUBMITTED FOR:
 ENERGY DELAWARE, INC.
 RESURVEY AND DIVISION OF THE LANDS AND CONVEYANCE DEPARTMENT PAGE 55 AND
 DIVISION OF RECORDS AND ARCHIVES BOOK 209-00-02-011

WALTER S. WILSON LAND SURVEYING, INC.
 13 WEST ROYCE STREET, SUMMER, S.C. 29166
 803-771-0000

WARRANTY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEFS AND SUBJECT TO THE TERMS
 AND CONDITIONS HEREON AND ANY CONDITIONS AND THE REQUIREMENTS OF THE STATE OF SOUTH CAROLINA
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AND
 INTERESTS DESCRIBED HEREIN AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA
 AND AM NOT PROVIDING THIS SERVICE AS AN EMPLOYEE OR AGENT OF ANY OTHER PERSON OR ENTITY.

WALTER S. WILSON, LICENSED LAND SURVEYOR No. 12345

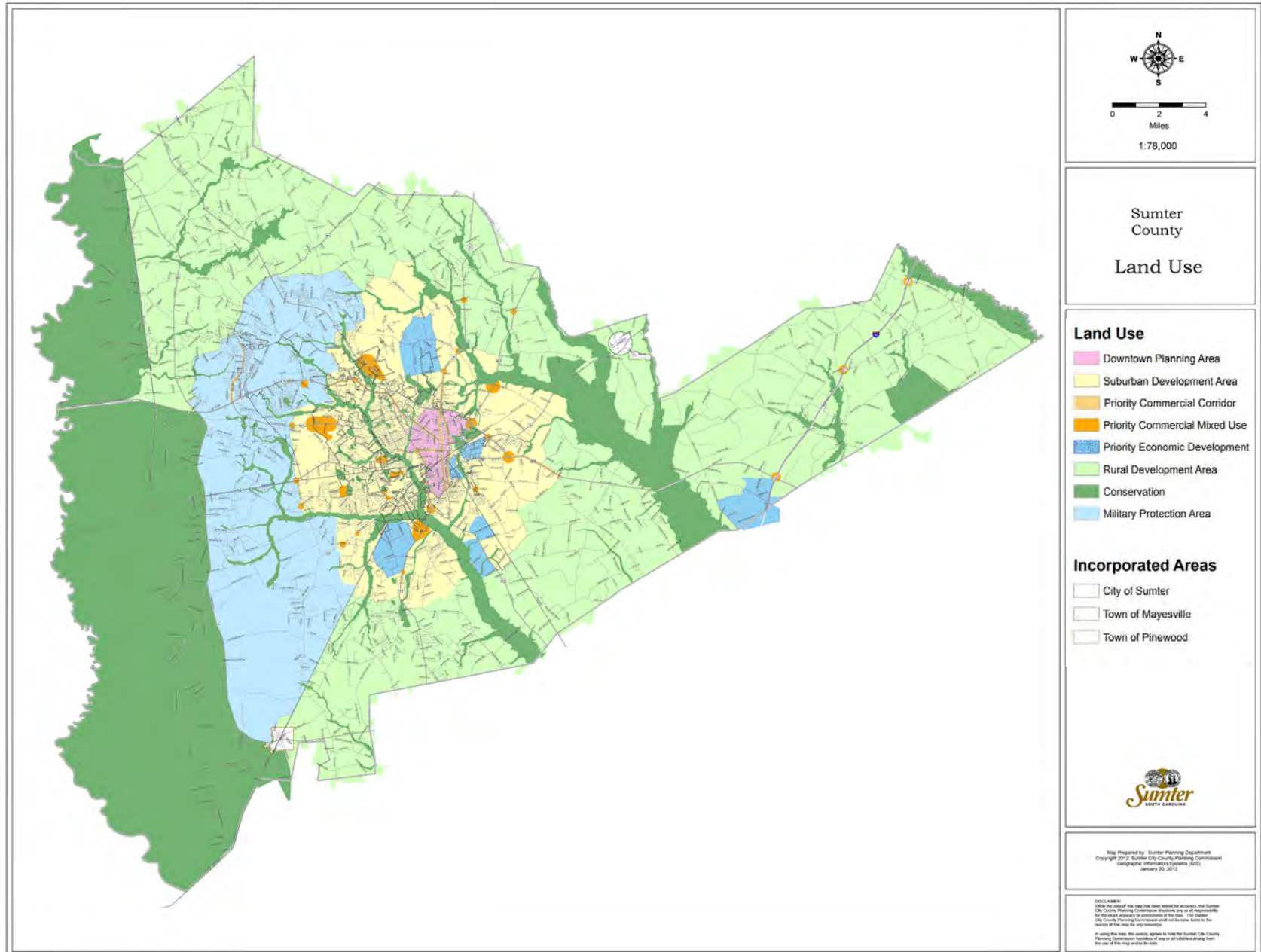
ZONING

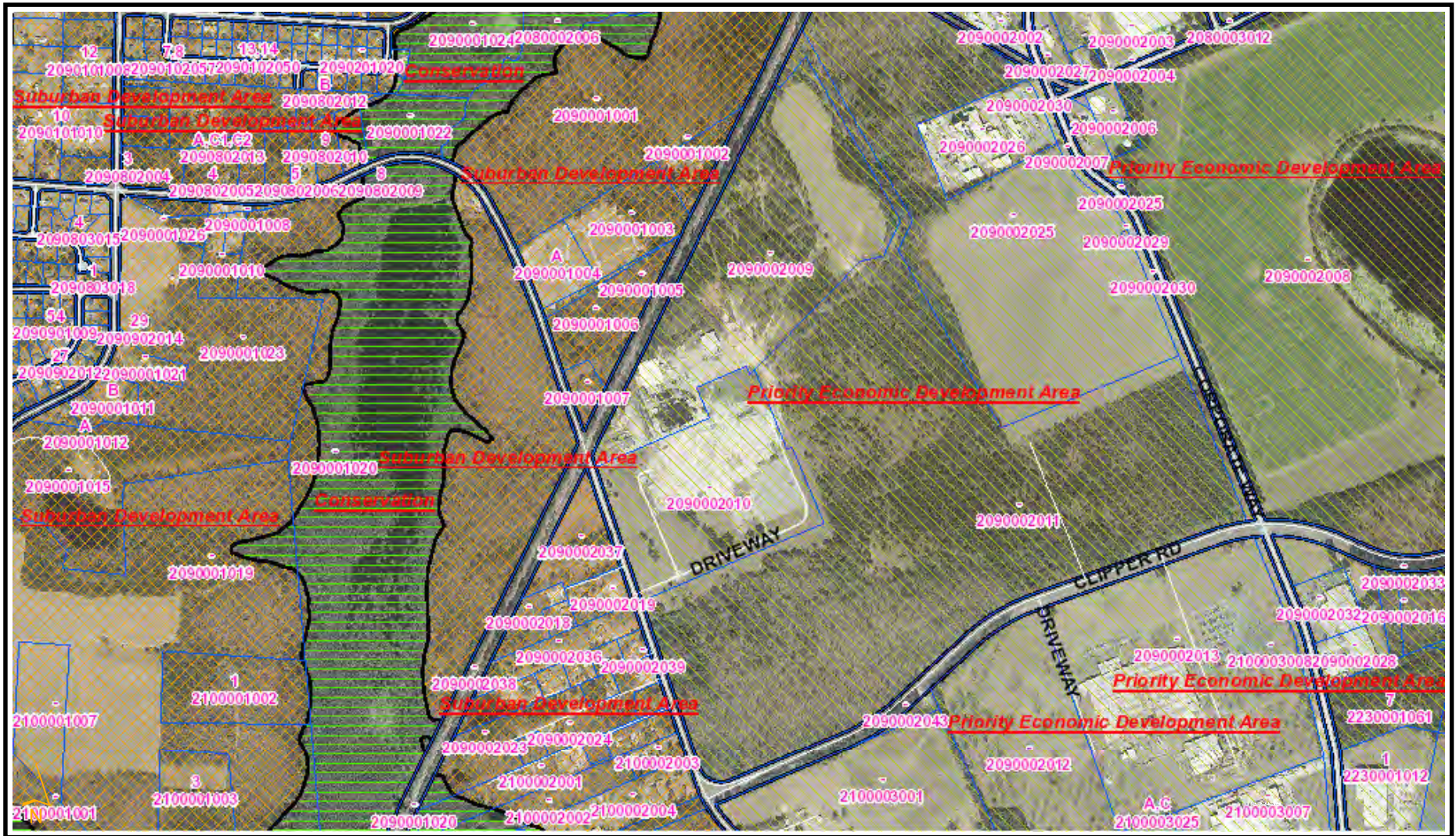
Zoning

-  AC
-  CBD
-  CP
-  GC
-  GR
-  HI
-  LC
-  LI-W
-  NC
-  NIJ
-  PD
-  PO
-  R-15
-  R-6
-  R-9
-  RMF
-  SHAW



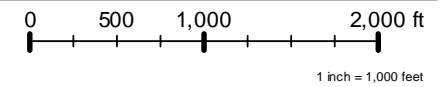
LAND USE





LANDUSE 2030 | SUMTER COUNTY - GIS

<http://svr4.sumtercountysc.org/parcelsearch/>



ADVISORS

South Carolina Industrial & Investment Services Brokerage Team

The Brokerage Team of Bolduc, Isola and Marous (BIM) specializes exclusively in Industrial properties, users, and investments; and focuses heavily on those Industries that have a direct impact on Economic Development and Community Engagement. Alan, Courtney, Kathleen, and Tasha work closely on each and every project. This approach allows this Power Team to leverage their skill sets and Industry experience, and ensures that the job is done, on time, the right way, the first time, and even better the second. Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients no matter how complex their challenges.

Brokerage Team



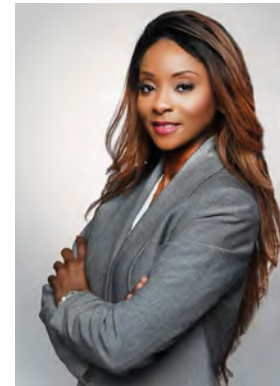
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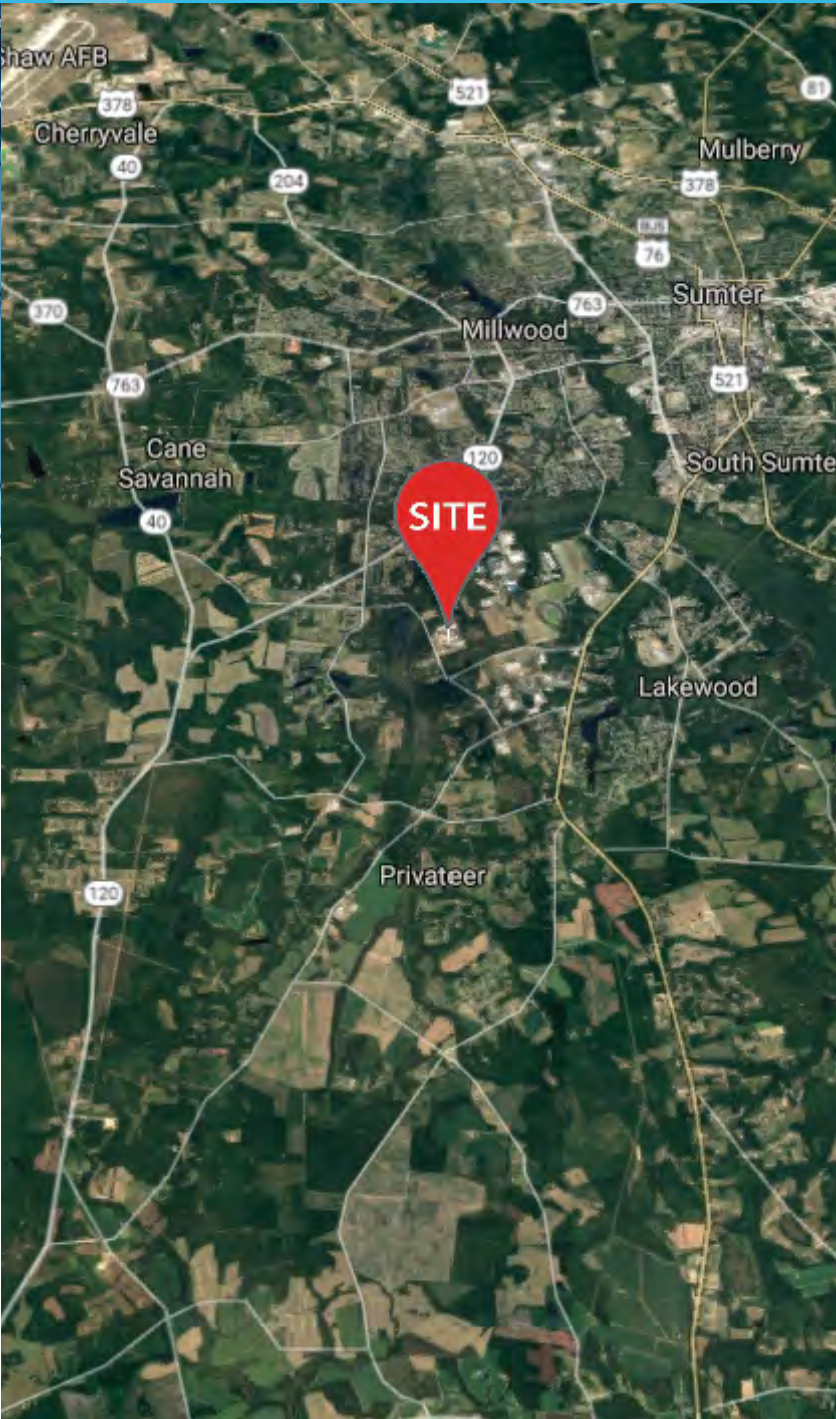
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0 Clipper Road

Sumter, South Carolina 29154



Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the sale of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Buyers may desire. The materials in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Buyer should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Buyer.

Neither the Owner nor Avison Young, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein, or any additional information provided. This marketing package is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. The Owner reserves the right, at its sole discretion, to reject any or all offers to purchase the Property and/or to terminate discussions with any Prospective Buyer, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria.

Agency

Avison Young is granted by Owner the sole and exclusive right to lease or sale the real property. Avison Young represents the Owner. Click the link to refer to the: [South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.](#)

Offering Process

Avison Young is pleased to present **0 Clipper Road in Sumter, South Carolina**. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.



Intelligent
Real Estate
Solutions

avisonyoung.com

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Avison Young - South Carolina, Inc.



Platinum
member

10.31.18