

100 PERFECTION WAY,
TIMMONSVILLE, SC

±94,680 SF

FOR LEASE

INDUSTRIAL
BUILDING



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$3.95
PSF NNN

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PROPERTY HIGHLIGHTS

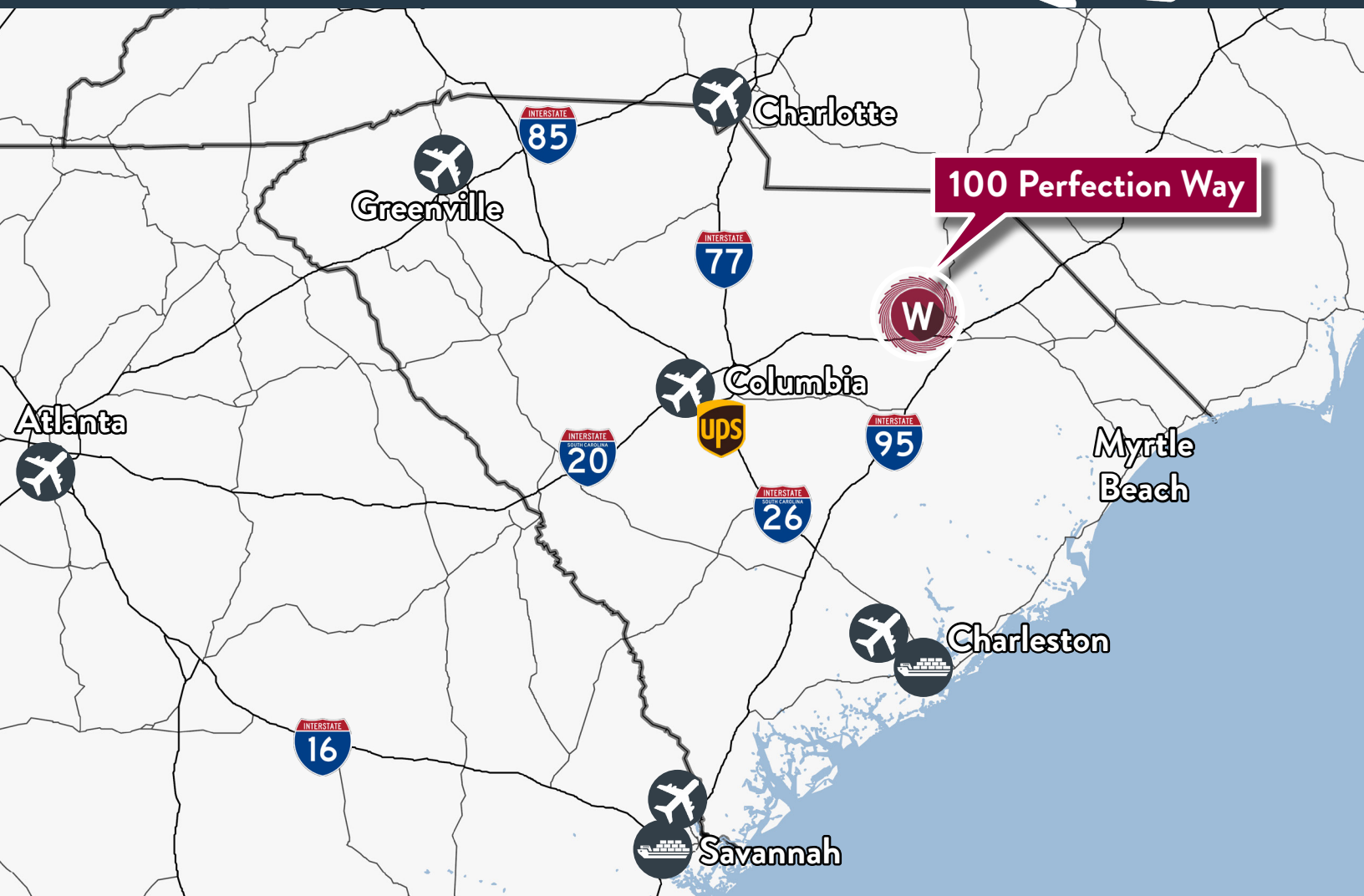
- Building Area:
±180,000 SF total
- Available area: ±94,680 SF
- Site: ±19.5 acres
- Column spacing: 30' X 50'
- Construction:
Walls | Metal with partial masonry facade
Floors | Concrete ±6"
Roof | Standing seam metal

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THE AREA

Darlington County is ideally located at the crossroads of I-95 and I-20 in northeastern South Carolina, with easy access surrounding markets such as Columbia, Charlotte and Charleston as well as regional and national markets.

DISTANCE

I-20	0.5 miles
I-95	11 miles
Florence Regional Airport	18 miles
Myrtle Beach International Airport	88 miles
Charleston International Airport	124 miles
Port of Charleston	132 miles
Inland Port of Dillon	43 miles

PROPERTY FEATURES



PARKING
±44 paved spaces



CLEAR HEIGHT
18' - 32'



SPRINKLERS
100% wet



HVAC
Office space



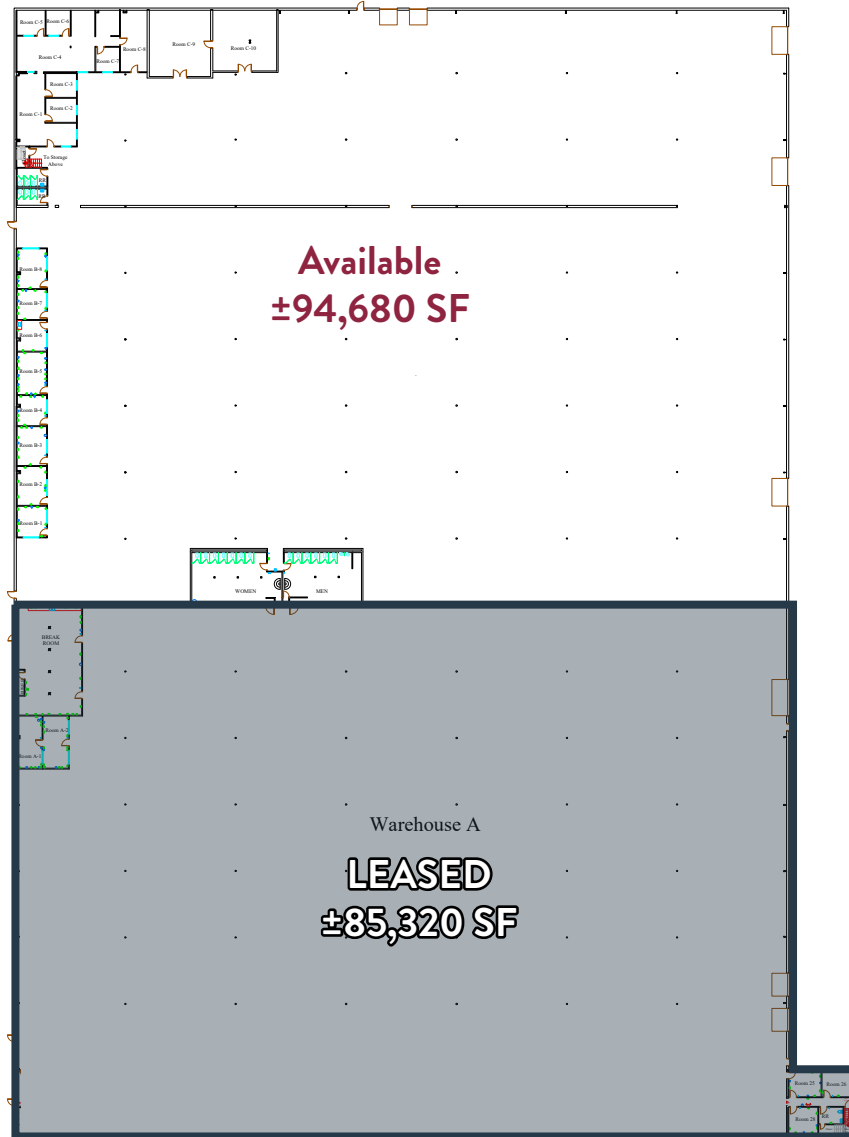
LOADING
2 dock-high positions
4 drive-in positions



UTILITIES
Electricity:
MPD Cooperative
Gas:
Dominion Energy
Water/Sewer:
Darlington County



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