



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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[southeastindustrialproperties.com](http://southeastindustrialproperties.com)

#### PROPERTY HIGHLIGHTS

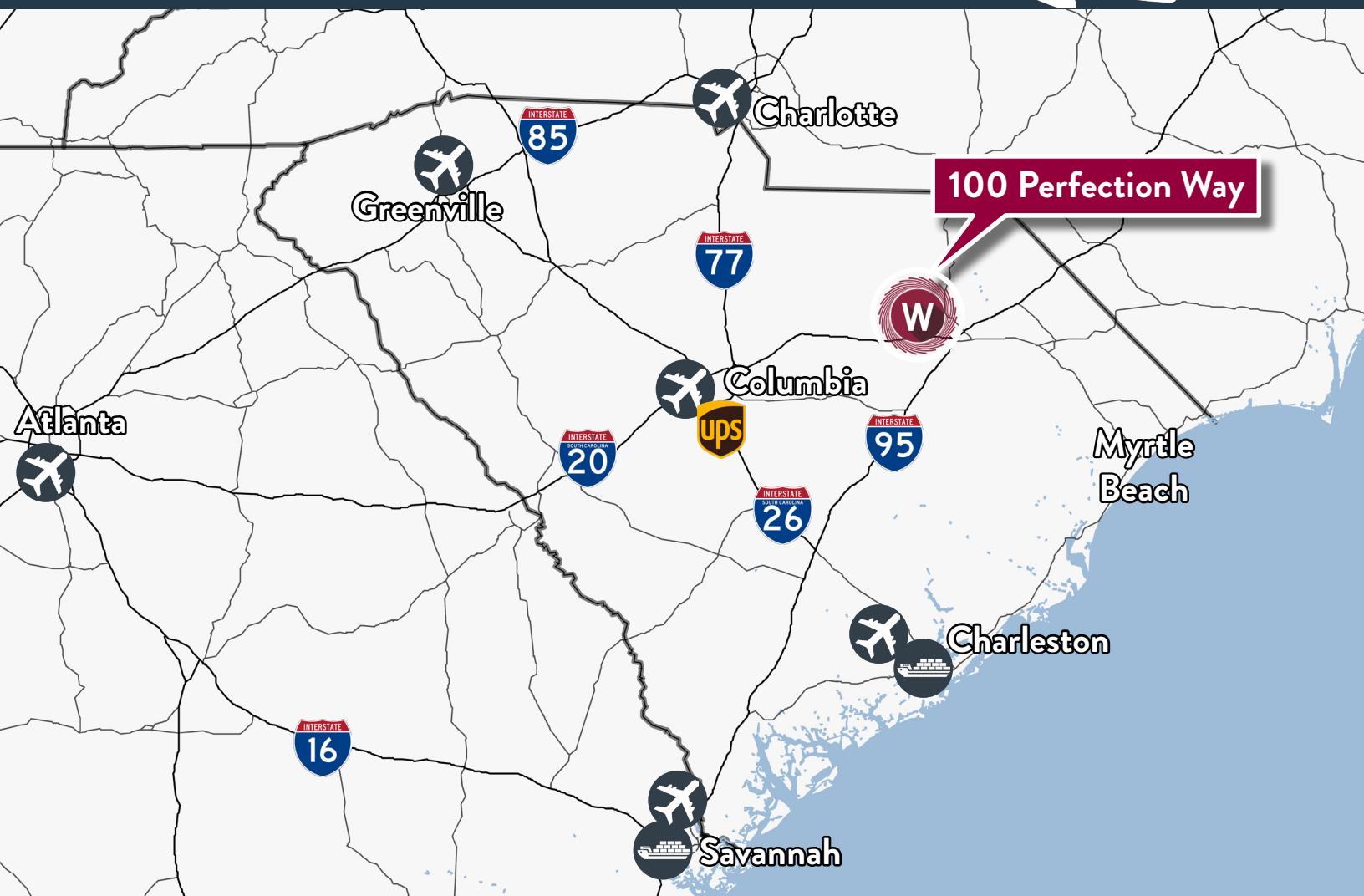
- Building Area:  
±180,000 SF total
- Available area: ±94,680 SF
- Site: ±19.5 acres
- Column spacing: 30' X 50'
- Construction:  
Walls | Metal with partial masonry facade  
Floors | Concrete ±6"  
Roof | Standing seam metal

**Colliers**

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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 to surrounding markets such as Columbia, Charlotte and Charleston as well as regional and national markets.

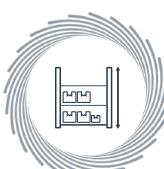
## DISTANCE

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

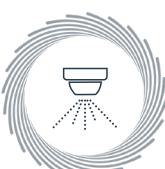
## PROPERTY FEATURES



**PARKING**  
±44 paved spaces



**CLEAR HEIGHT**  
18' - 32'



**SPRINKLERS**  
100% wet



**HVAC**  
Office space



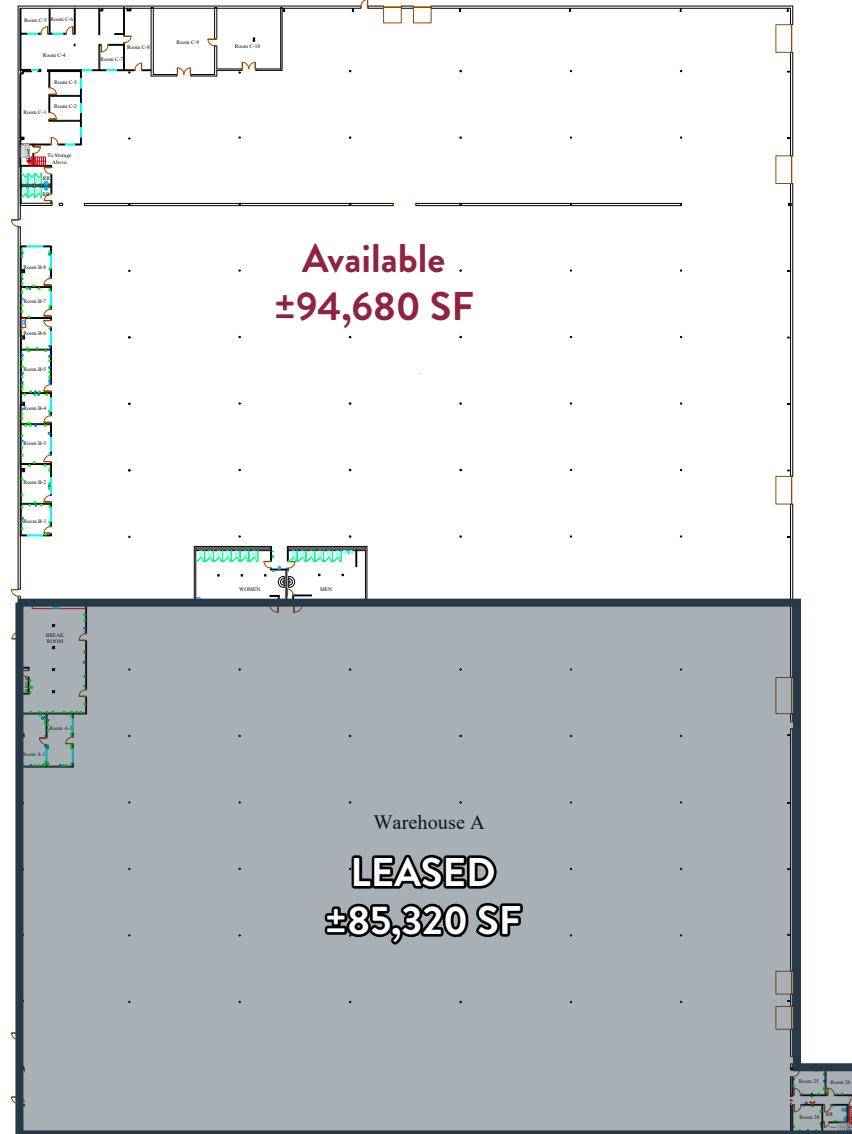
**LOADING**  
2 dock-high positions  
4 drive-in positions



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



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