

For Lease | ±57,120 SF Warehouse

741 Wellman Rd | Darlington, SC



135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.

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Located at 741 Wellman Road, this $\pm 57,120$ SF industrial warehouse sits on a ± 10.62 acre site and is designed to accommodate a wide range of operational and distribution needs. The building features up to 41 feet of clear height, four dock-high doors, one drive-in door, and a roll-up door with forklift access. Additional improvements include two building entrances, a large yard suitable for truck parking, and a full wet and dry sprinkler system. A CSX rail spur further enhances the property's logistical capabilities.

Total SF:	$\pm 57,120$
Total Acreage:	± 10.62
Office SF:	$\pm 2,856$
Mezzanine SF:	$\pm 13,920$
Mezzanine Access:	Two Stairways + Freight Elevator
Property Type:	Industrial Warehouse
Zoning:	Darlington County Industrial
Dock Doors:	4
Drive-in Doors:	1
Roll-Up Doors:	1-With Forklift Access to Mezzanine
Clear Height:	41'
Mezzanine Clear Height:	23'8 to 24'8
Sprinkler System:	Wet and Dry System with 250,000-Gal Tank Onsite
Rail Spur:	CSX Rail Spur Access & Stationary Rail Car Attached to Building
Annual Lease Rate:	\$7.50/SF /NNN



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Mezzanine/Freight Elevator



Truck Parking Lot



Four Loading Dock Doors Interior



Drive-In Door



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Office/Conference Room



Entrance/Office Area/Restrooms/Storage Closets



Four Loading Dock Doors Exterior



Drive-In Door & Roll-up Door



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