

100 PERFECTION WAY,  
TIMMONSVILLE, SC

±94,680 SF

FOR LEASE

INDUSTRIAL  
BUILDING

AVAILABLE  
±94,680 SF



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

LEASE RATE:

**\$3.95**  
PSF NNN

VIEW LISTING

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

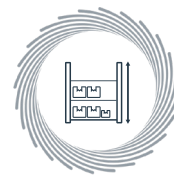
**DISTANCE**

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



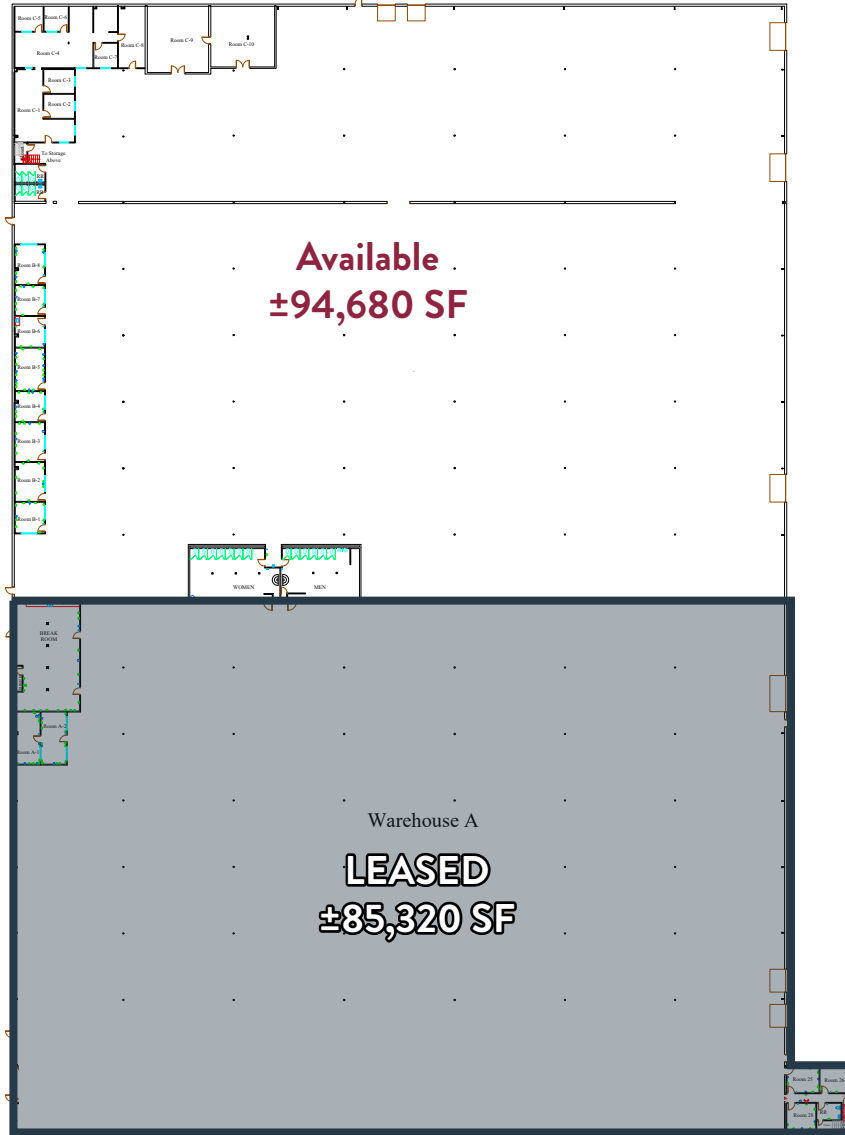
**LOADING**  
2 dock-high positions  
4 drive-in positions



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



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