

FOR LEASE | ±11,550 SF INDUSTRIAL SERVICE BUILDING ON ±5.71 ACRES

310 BLANCHARD RD

FLORENCE, SC 29506-8137



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SITE SUMMARY

ADDRESS:	310 Blanchard Road
CITY:	Florence, SC
TMS:	00202-01-055
ZONING:	IND - Industrial
SF:	±11,550
ACRES:	±5.70 Acres
POWER:	3 Phase
CEILING HEIGHT:	19'10' (Eave) - 22'6' (Center)
DOORS:	Four 14' x 16' Six 14' x 14'
MAIN OFFICE:	First Floor: ±1,700 SF Second Floor: ±1,700 SF 2 Bathrooms
SECONDARY OFFICE:	±887 SF 2 Bathrooms
COMPRESSED AIR:	Yes
WASH BAYS:	One (1)
SPACE HEATERS:	Gas-Fire Unit Heaters
IN FLOOR PIT:	One (1)
COMMENTS:	Property features a secure electronic gated entrance, full perimeter fencing, site lighting, and an above-ground diesel fuel tank.



PROPERTY OVERVIEW





BRIDGE
COMMERCIAL

MOPD
ELECTRIC COOPERATIVE

CLARIOS

PFG
Performance Food Group

Ruiz
FOODS

GE Healthcare

VELOCITY
SOLUTIONS

FedEx

Cheney Brothers
C-B-I



INTERSTATE
95

Peterbilt

Blanchard
CAT

MCT
COMPANIES

Colony
TIRE & SERVICE

BEST ONE
TIRE & SERVICE



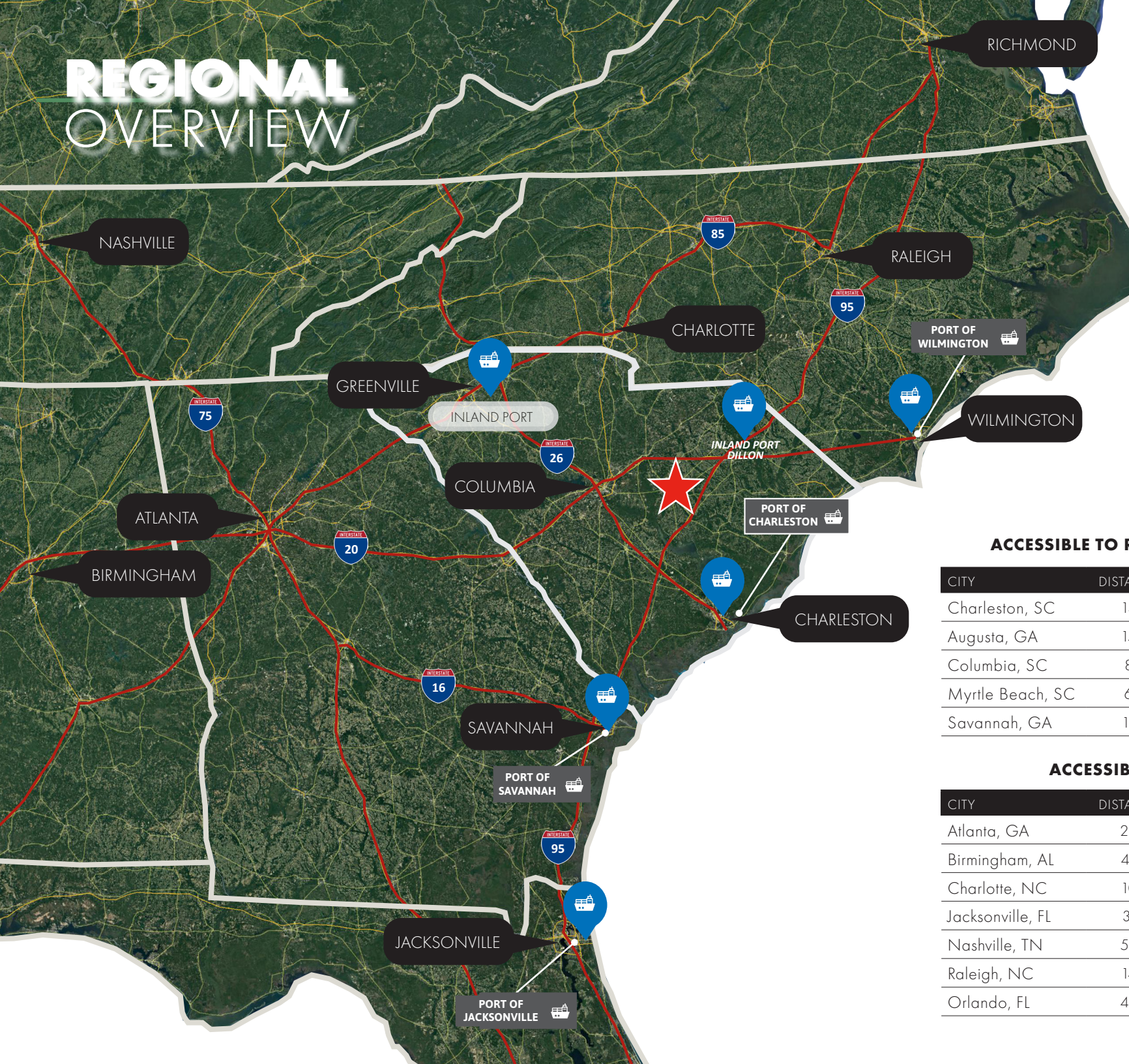
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SOUTH CAROLINA

DRIVE TIMES

Distance in miles

I-95	1.0 miles
MYRTLE BEACH	70 miles
COLUMBIA	85 miles
CHARLESTON	125 miles
RALEIGH	145 miles

REGIONAL OVERVIEW



ACCESSIBLE TO REGIONAL MARKETS

CITY	DISTANCE (mi)	DRIVE TIME
Charleston, SC	138 mi	2 Hours 2 Min
Augusta, GA	158 mi	2 Hours 24 Min
Columbia, SC	85 mi	1 Hour 17 Min
Myrtle Beach, SC	69 mi	1 Hour 30 Min
Savannah, GA	181 mi	2 Hours 48 Min

ACCESSIBLE TO KEY MARKETS

CITY	DISTANCE (mi)	DRIVE TIME
Atlanta, GA	295 mi	4 Hours 19 Min
Birmingham, AL	441 mi	6 Hours 29 Min
Charlotte, NC	109 mi	2 Hours 13 Min
Jacksonville, FL	312 mi	4 Hours 34 Min
Nashville, TN	552 mi	7 Hours 58 Min
Raleigh, NC	144 mi	2 Hours 6 Min
Orlando, FL	453 mi	6 Hour 32 Min

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