



An Economic Development Alliance Representing
Lee and Sumter Counties, South Carolina

POCOTALIGO SPECULATIVE BUILDING



106,000 SF

SPECULATIVE BUILDING



Potential Expansion
106,000 SF



Zoned For
Heavy Industrial



Site Size
+/- 20 Acres

For information, contact:

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www.TheLINKsc.com



-  **Overhead Electric Line**
(Progress Energy)
-  **Water Main**
(City of Sumter)
-  **Natural Gas Line**
(Dominion Energy)
-  **Wastewater Gravity Line**
(City of Sumter)
-  **Fiber Optic Line**
(Farmers Telephone Cooperative)

Superior Building Features

With countless assets and an ideal location, the Pocotaligo Speculative building offers Swift Access for Business Success.

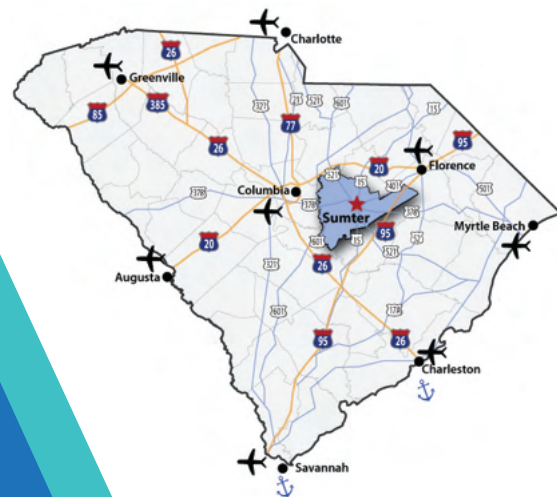
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Opportunity Zone | 
2023 Year Built | 
\$7.3 Million Sales Price | 
Single Tenant | 
+/-20 Available Acres |
| 
1.5 MGD Water Excess Capacity | 
10 MW+ Electricity Available | 
5 MGD Wastewater Excess Capacity | 
Floor Thickness To Suit | 
Customizable Office Space |
| 
32' Clear Height | 
50' x 50' Column Spacing | 
350' x 300' Building Dimensions | 
Customizable Parking Area | 
Designed For 23 Dock Doors & 1 Drive in Door |

Exceptional Logistics



**Sumter County
South Carolina**

Midpoint between New York and Miami on the Eastern Corridor of the USA.



**Roads, Rail, Air and Sea – conveniently located near...EVERYTHING.
We are Sumter County, South Carolina, USA.**

Interstates

30 Miles

I-20

11 Miles

I-95

50 Miles

I-26

Ports

72 Miles

Inland Port Dillon

102 Miles

Port of Charleston

143 Miles

Georgia Ports Authority

Airports

46 Miles

Florence Regional

55 Miles

Columbia Metropolitan

122 Miles

Charlotte Douglas International

Rail (Intermodal)

88 Miles

CSX Charleston

148 Miles

CSX Savannah

268 Miles

CSX Atlanta

Sumter County, South Carolina

22.3 Minutes
Avg. Commute Time



\$45,661
Median Household Income



\$115,700
Median Household Value

106,757
Population



435,884
Labor Force within 60 Minute Drive



95.8 %
Cost of living Index of the US Average

Largest Employers

1. Shaw Air Force Base.....8,524
2. Sumter School District.....3,070
3. Prisma Health Tuomey.....1,800
4. Continental Tire.....1,400
5. Thompson Construction Group.....1,360

Occupational Breakdown

1. Manufacturing.....6,483
2. Health Care and Social Assistance.....5,971
3. Retail Trade.....4,672
4. Accommodation & Food Services.....3,695
5. Construction.....2,528

Anchored by the pillars of Healthcare, Education, Recreation and Employment, our region is the ideal place to work, play, live and love. Our Community is located in the heart of South Carolina and is positioned for continued growth matched by an exceptional quality of life.

Lee County, South Carolina



26.8 Minutes
Avg. Commute Time



\$32,371
Median Household Income



\$78,800
Median Household Value



17,365
Population



795,162
Labor Force within 60 Minute Drive



89.8 %
Cost of living Index of the US Average

Largest Employers

1. S.C Department of Corrections.....284
2. Lee County School District.....250
3. Lee County Administration.....200
4. Crown Health Care Laundry.....166
5. Coca-Cola Bottling Co. Consolidated.....155

Occupational Breakdown

60 Minutes from Lee County

1. Health Care & Social Assistance.....94,336
2. Retail Trade.....78,431
3. Manufacturing.....76,240
4. Accommodation & Food Services.....55,337
5. Educational Services.....54,750



Geographically in line with other South Carolina metropolitan cities, Sumter is at the heart of South Carolina and takes this position seriously. With its rich culture and warm climate, Sumter is a great place to do business and is aggressively and increasingly attracting domestic and international business partners. Land and Labor? We've got that. Incentives and Investments? We've got that, too. Everything you need is HERE.

Site Overview

Developing Workforce

For Today And Tomorrow

ENTRANCE

US HIGHWAY 521

521



Machine Tool Technology



Advanced Manufacturing Technology Training Center

Central Carolina Technical College's Advanced Manufacturing Technology Training Center (AMTTC) is a fully-certified industrial training center located less than 20 miles from the site. It offers customized operational training modules for existing and future regional employers.

Advanced Manufacturing Training

Mechatronics
Machine Tool Technician
Manufacturing Technician

Welding
Industrial Technology
Engineering Design Technology

Leadership
Logistics Technician
Information Technology

Premier Education System



18,000+
Students



4 Nationally Certified
STEM Schools



15 Universities/Colleges
Within 50 Miles

Everything you need is
HERE!



We are TheLINK.

Connecting you to superior sites and solutions.

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