



**1611 OTIS WAY**  
Florence, SC 29501

**±58,709 SF on ±6.4 Acres**

**AVAILABLE FOR SALE OR LEASE**

## Property Highlights

- Ceiling Heights from 20' – 27'
- ESFR high-density sprinklers
- Located right off I-95 at Hwy 52
- Located in county-developed industrial park
- Fully fenced truck court with (6) 9'x10' dock-high loading doors

**NEWMARK**

**THOMAS W. TURNER, SIOR**

*Senior Managing Director*

M 704-236-3966

[thomas.turner@nmrk.com](mailto:thomas.turner@nmrk.com)

**ZACK DALTORIO**

*Associate Director*

M 919-805-4433

[zack.daltorio@nmrk.com](mailto:zack.daltorio@nmrk.com)

**JH MORRIS**

*Associate*

M 334-333-7635

[jh.morris@nmrk.com](mailto:jh.morris@nmrk.com)

# For Sale or Lease | 58,709 SF on 6.4 Acres

<b>YEAR BUILT</b>	1999 / 2011
<b>OFFICE DESCRIPTION</b>	2,400 SF finished office with lobby, reception area, (2) private offices, general clerical area, kitchen, and restrooms
<b>CONDITION</b>	Very Good
<b>DIMENSIONS</b>	Plant: 285' x 200' Office: 60' x 40'
<b>CEILING TYPE</b>	Metal Insulated
<b>CLEAR HEIGHT</b>	19'9" (min) – 27' (max)
<b>COLUMN TYPE</b>	6" Steel Tubular: 50' x 25' Spacing
<b>ROOF TYPE</b>	24-gauge standing seam metal - 3" vinyl-backed insulation
<b>FLOOR TYPE</b>	6" reinforced concrete – 4,5000 PSI
<b>WALL TYPE</b>	26-gauge pre-engineered metal with exposed 3' vinyl-backed insulation with an interior metal liner panel to 7'4"
<b>LIGHTING</b>	T5 light fixtures with motion control sensors, 25 ft. candle at 4' off floor isles
<b>LOADING</b>	<p><b>West Wall:</b> 6 - 8' x 10' dock-high covered manual overhead roll-up doors with bumper pads, bollards and manual edge dock levelers.</p> <p><b>South Wall:</b> 1 - 12'x14' ramped drive-in door, manual overhead roll-up door.</p>
<b>SPRINKLERS</b>	100% ESFR system, high hazard design, 2-zones. the sprinkler system is fed by a 100 h.p. weg pump at 1,250 gpm @ 75 psa and augmented by an electric jockey pump at 15 gpm @ 85 psi

<b>GAS</b>	SCANA – 6" high pressure main, 2" line
<b>WATER</b>	City Water - 18" main, 6" fire line, 2" domestic line
<b>SEWER</b>	City Sewer – 8" main, 2" line
<b>POWER</b>	Duke Power – 12,470v Primary distribution line 75 kVA pad-mounted transformer
<b>HEAT</b>	Office: Combination electric HVAC units Plant: (1) gas-fired ceiling-suspended forced air unit
<b>PARKING</b>	12 paved, marked, and lighted spaces
<b>VENTILATION</b>	(6) 48" 2HP wall-mounted centrifugal fans with louvers (6) 48" motorized intake louvers
<b>LAST USE</b>	Tire and wheel distribution
<b>SPECIAL FEATURES</b>	Fully fenced 15,400 SF 6", 4,500 psi concrete truck court and load well with 8" pipe with catch basin to direct drain dock area. Exterior gutters and drains.



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## AREA SIZE

① 2,400 SF

② 56,309 SF

**TOTAL**  

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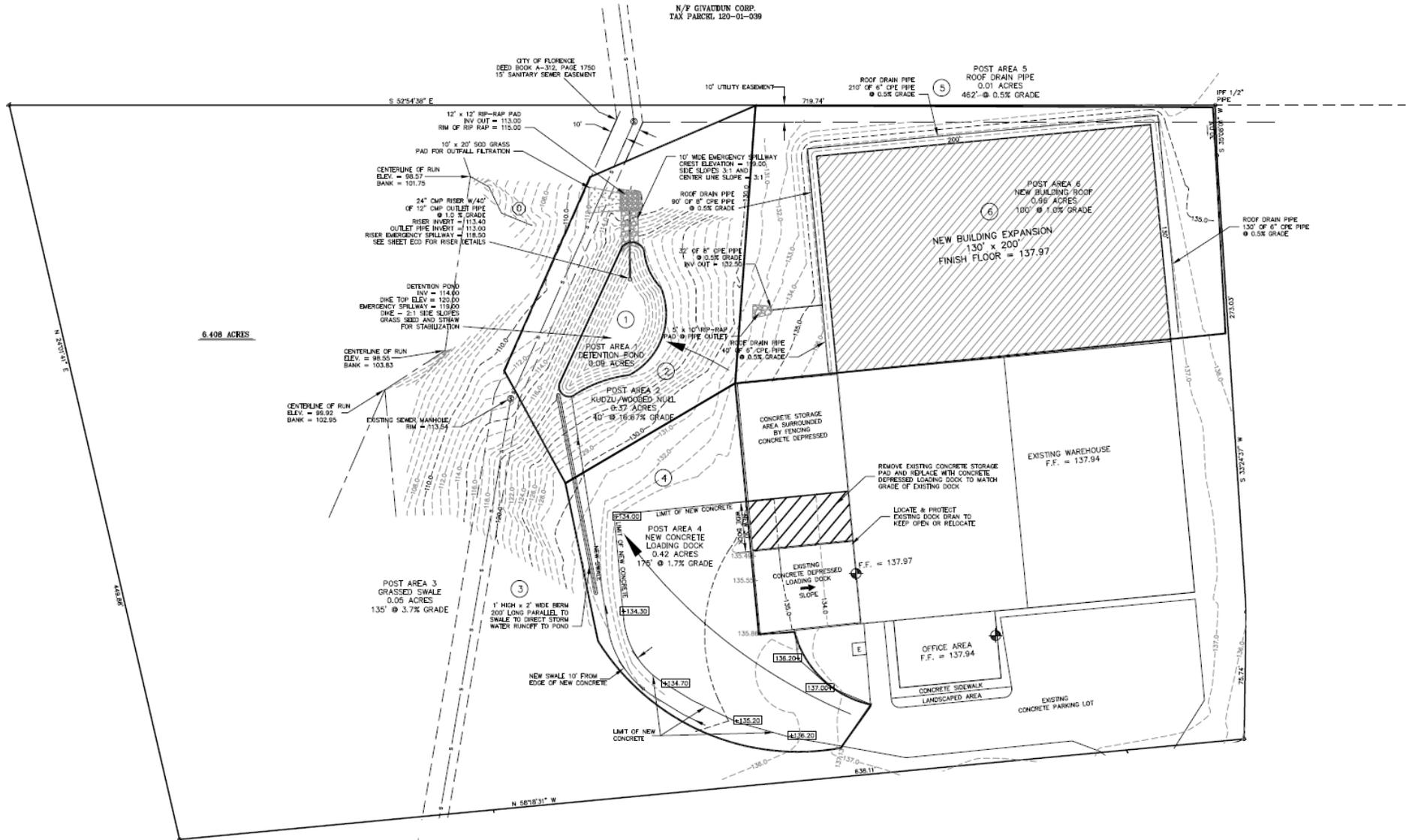
**58,709 SF**

**TOTAL ACREAGE**  

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**6.4 ACRES**

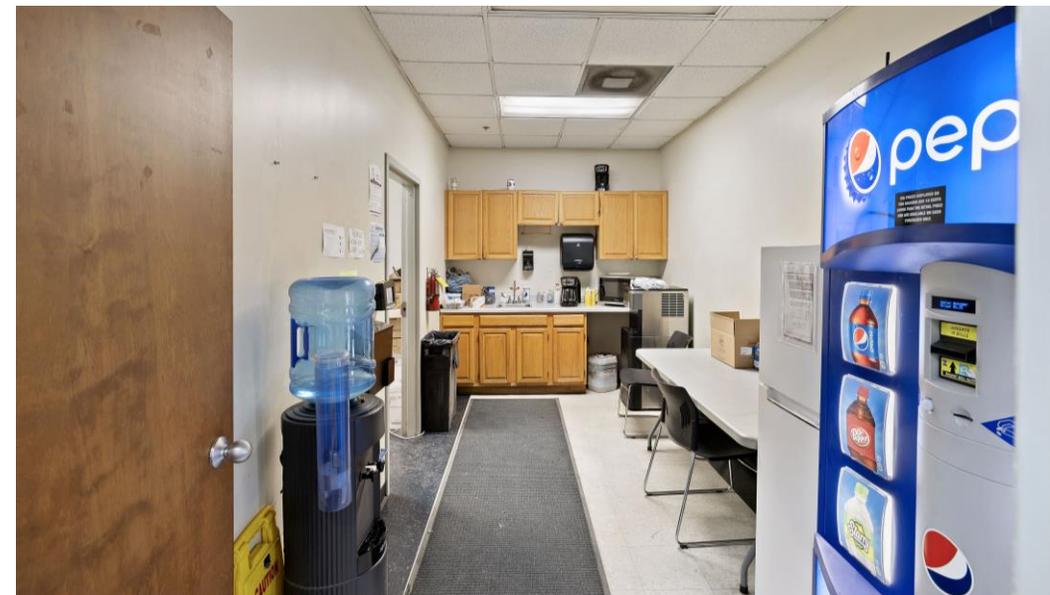
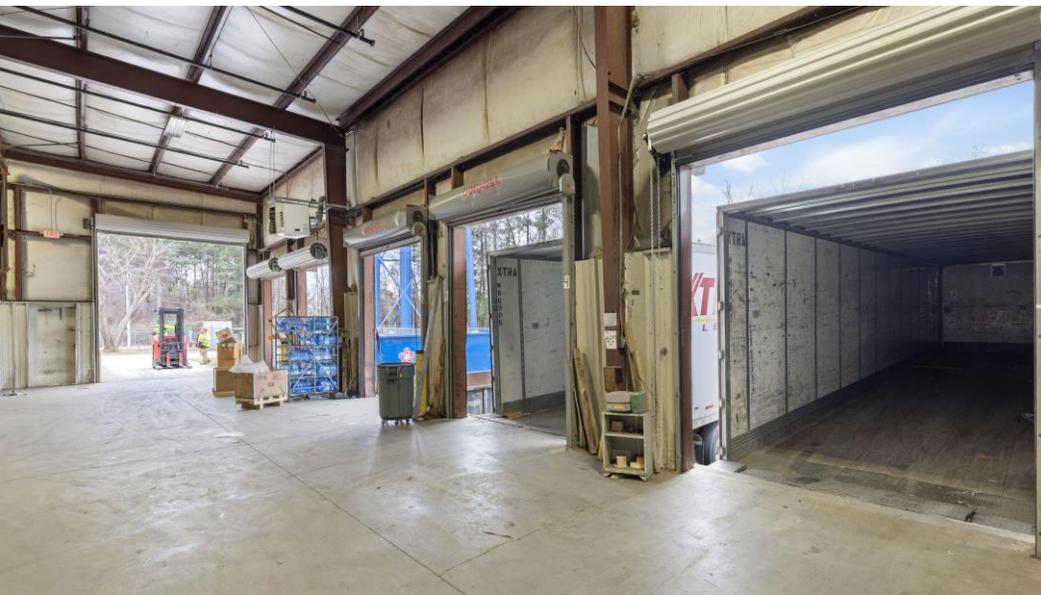
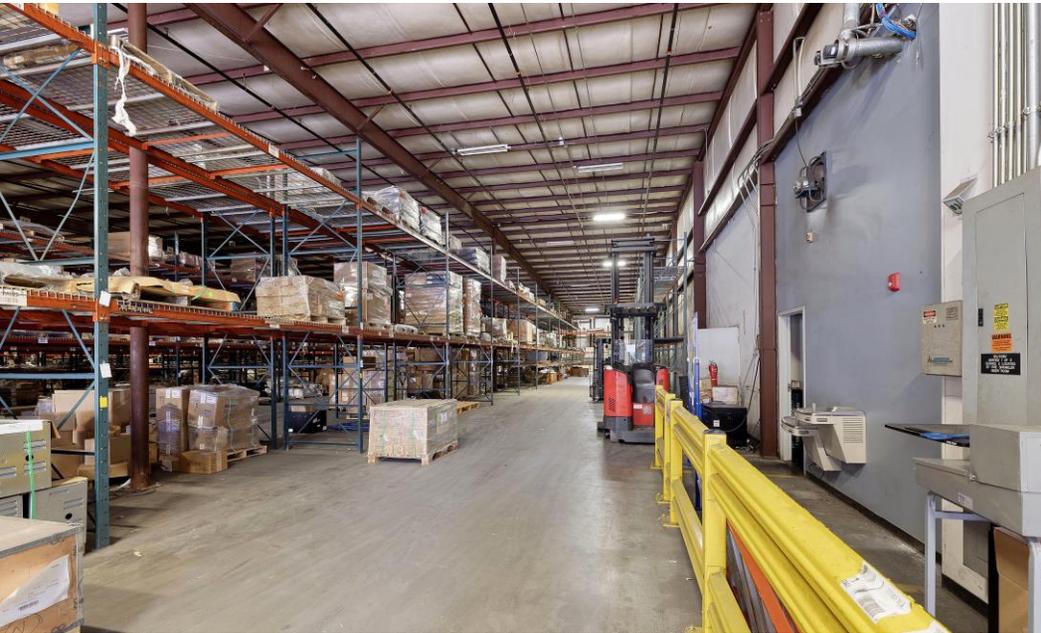
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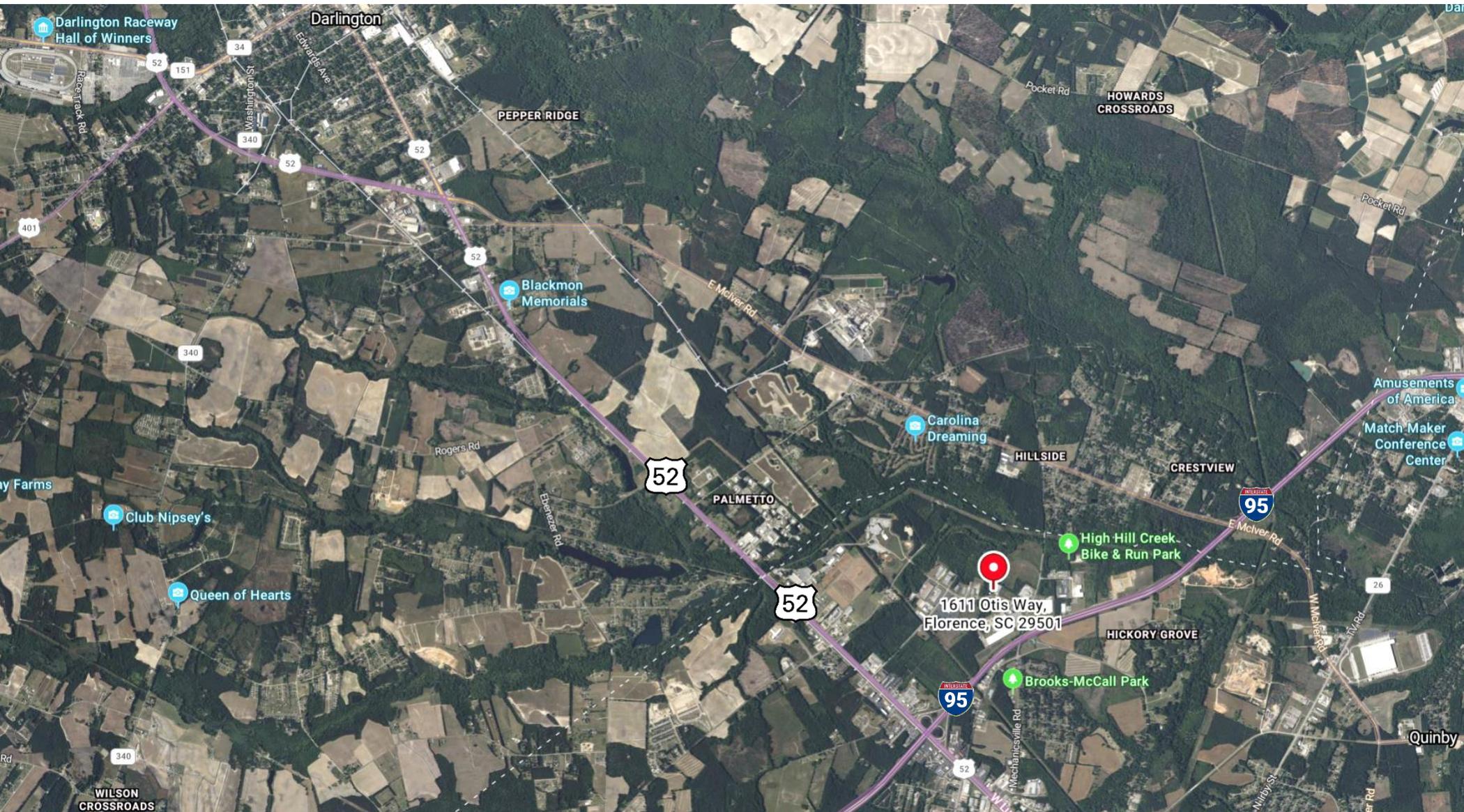
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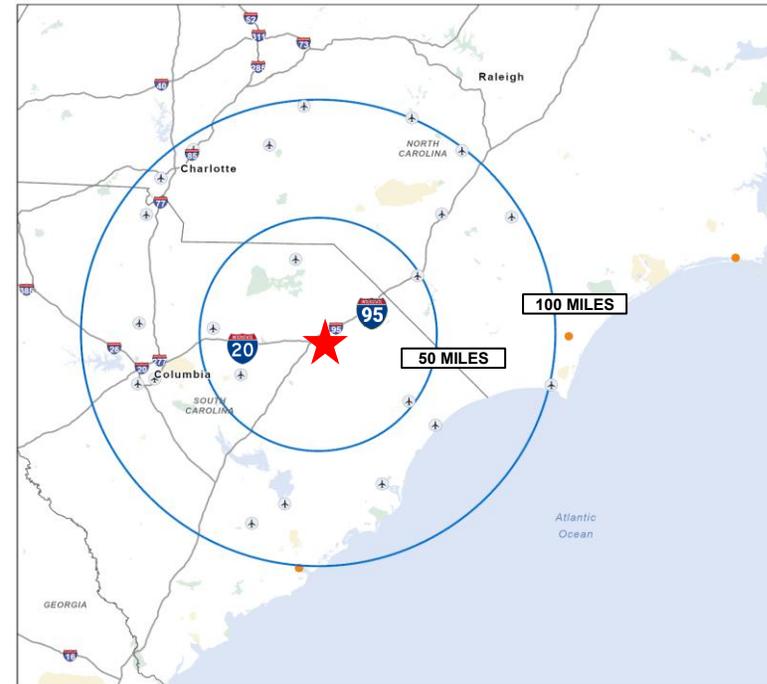
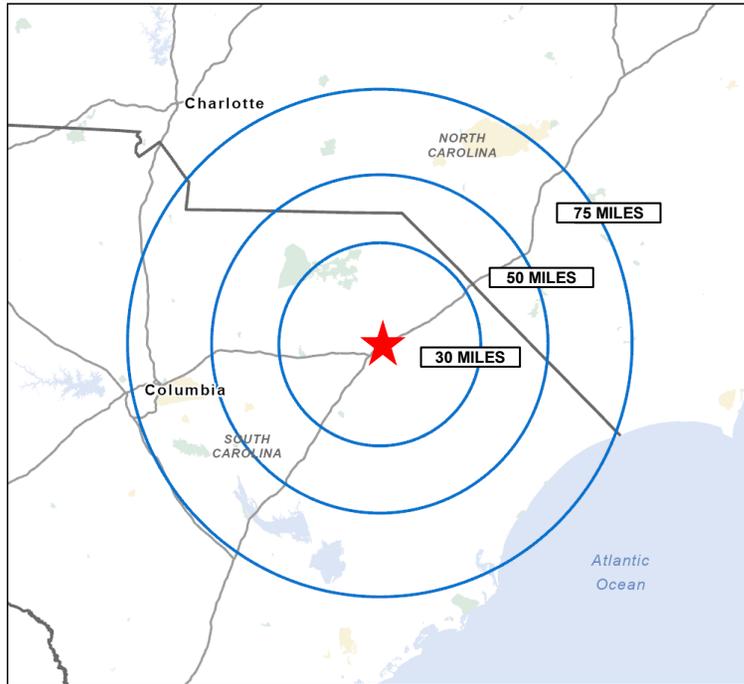
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## PORTS

Wilmington, NC	123 miles
Charleston, SC	123 miles
Morehead City, NC	251 miles
Norfolk, VA	308 miles

## AIRPORTS

Florence, SC	6.4 miles
Charlotte-Douglas International	118 miles
Raleigh-Durham International	162 miles
Piedmont Triad International	158 miles
Fayetteville, SC	83.4 miles

## INTERSTATES

I-95	1.7 miles
I-20	5.8 miles

**Newmark | Charlotte**  
615 S College Street, Suite 450  
Charlotte, NC



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t 704-236-3966  
[thomas.turner@nmrk.com](mailto:thomas.turner@nmrk.com)



**ZACK DALTORIO**  
*Associate Director*  
(919) 805.4433  
[zack.daltorio@nmrk.com](mailto:zack.daltorio@nmrk.com)



**JH MORRIS**  
*Associate*  
334-333.7635  
[jh.morris@nmrk.com](mailto:jh.morris@nmrk.com)