



20 95 CROSSROADS

Land for Industrial Development
Interstate 95 and 20 | Florence, SC



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NWI Wetland GIS Overlay

L-20-FLORENCE

S-BARRINGTON DR-FLORENCE

W HAMPTON POINTE DR-FLORENCE

GUILDFORD CIR-FLORENCE

S EBBENZER RD

INTERSTATE 55-FLORENCE

UNZONED

SINGLE-FAMILY, LARGE LOTS

0 100 FEET

±260 Acres Ideal for Industrial Development

N. Ebenezer Rd. at I-20 and
I-95 in Florence, SC

Address

The property is currently accessed via a dirt road from S. Ebenezer Rd.

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County	Florence County
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Property size	±260 acres
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Tax map # 00073-01-013

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Zoning	No zoning restrictions
<p>  </p>	<p>  </p>

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Water City of Florence - 16" force main

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Sewer City of Florence - 10" main (gravity)

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Electricity Duke Energy -
115 KV and 230 KV
transmission lines on site

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Natural Gas	Carolina Gas – 6" main
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Asking Price:

Call the broker

Property Photos

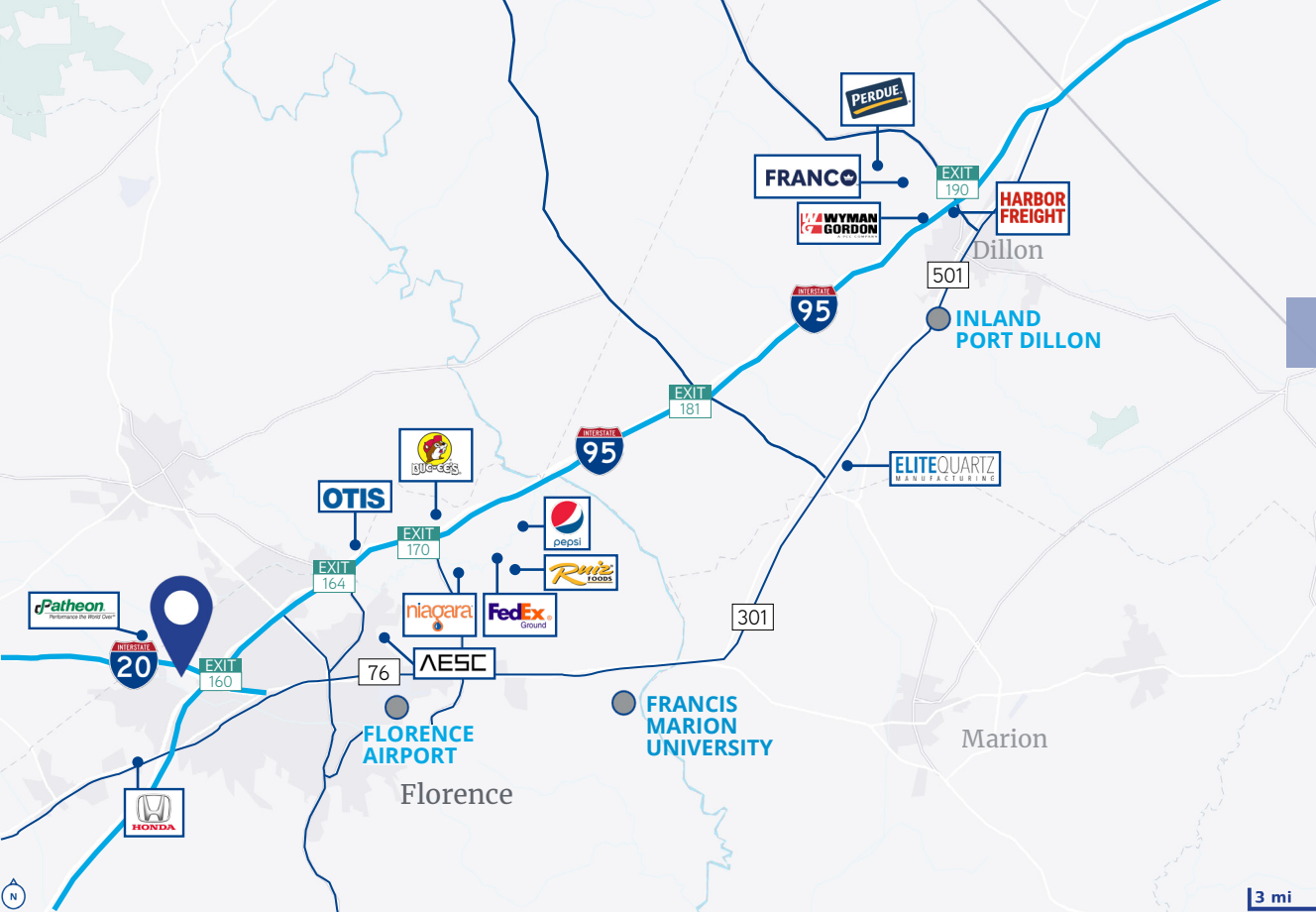


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Opportunities in Florence County, SC

Florence County sits exactly halfway between New York and Miami at the intersection of I-20 and I-95, the main North/South Interstate Highway on the East Coast. This prime location offers unparalleled accessibility and connectivity, providing access to major markets and transportation hubs, including the Port of Charleston and Inland Port Dillon.

The state of South Carolina offers many statutory and discretionary incentive programs for industries looking to move to Florence.



The Opportunity

This industrial development opportunity offers direct access to the I-20 and I-95, which connects future tenants to significant population centers, ports and airports. Strategically located ±31.4 miles from SC Ports Inland Port Dillon.

This land site represents an excellent opportunity for development with water and power already on-site, and the ability to construct up to ±2,121,560 million square feet for big-box users.

Florence County and the Pee Dee Region offer a diverse industrial landscape, including manufacturing pharmaceuticals, ATVs, medical

equipment, and more. Supported by a robust infrastructure and proactive community leadership from entities like the Florence Economic Development Partnership and Greater Florence Chamber of Commerce, Florence boasts one of the Southeast's best business climates. Recognized by Expansion Management Magazine among America's top 50 cities for business relocation and expansion, Florence has attracted over \$3.12 billion in investments across various sectors in the past eight years. Recent relocations include AESC and Honda, underscoring the area's appeal to new industrial users seeking a thriving business environment and quality of life.

76,051

LABOR FORCE WITHIN
30-MIN. DRIVE OF
FLORENCE COUNTY

81.2%

PRIME-AGE LABOR
FORCE PARTICIPATION
RATE (AGES 25-54)

1/3

OF THE US POPULATION
IS WITHIN 500 MILES OF
FLORENCE COUNTY

137,501

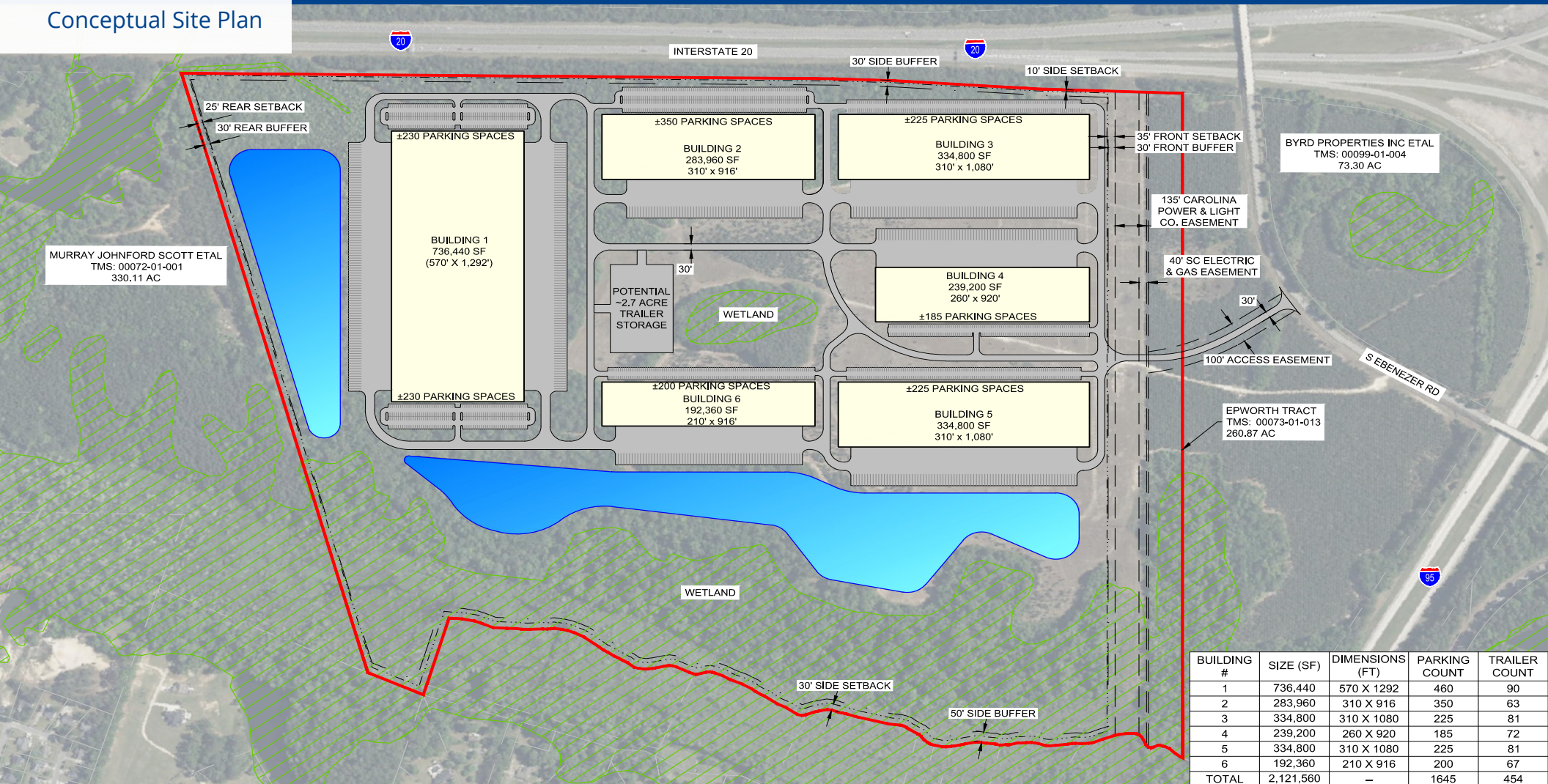
FLORENCE COUNTY, SC
POPULATION (2023)

Key Distances

Inland Port Dillon	±40 miles
Inland Port Greer	±180 miles
Port of Charleston	±137 miles
Port of Wilmington	±140 miles
Port of Savannah	±179 miles
Columbia Metro. Airport	±85 miles
Charleston Int'l Airprot	±130 miles
Raleigh Int'l Airprot	±173 miles



Conceptual Site Plan



BUILDING #	SIZE (SF)	DIMENSIONS (FT)	PARKING COUNT	TRAILER COUNT
1	736,440	570 X 1292	460	90
2	283,960	310 X 916	350	63
3	334,800	310 X 1080	225	81
4	239,200	260 X 920	185	72
5	334,800	310 X 1080	225	81
6	192,360	210 X 916	200	67
TOTAL	2,121,560	-	1645	454



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