

1317 E MAIN STREET
DILLON, SC 29536



FOR SALE & LEASE

**2 DRIVE-IN
DOORS**

**0.75 AC
LAYDOWN YARD**

**7 LOADING
DOCKS**

**53,920 SF
AVAILABLE**

Lead Contact:



JON-MICHAEL BROCK, CCIM
Principal
864-978-3704
JMBrock@lee-associates.com



DILLON CLAFFEY
Associate
843-709-2535
DClaffey@Lee-Associates.com



ALEX WHITTEMORE
Vice President
803-917-9560
AWhittemore@lee-associates.com

PROPERTY OVERVIEW

1317 E Main Street is a 53,920 SF industrial facility situated on 2.56 acres in Dillon, SC. The property includes approximately 0.75 acres of usable laydown area, providing flexibility for outdoor storage. Built in 1972 and renovated in 2025, the facility offers a mix of high clear heights and functional loading capabilities. The main warehouse features a 38 ft clear height, with the remaining portions ranging from 13-17 ft clear. The building includes 1,600 SF of office space, seven (7) loading docks with edge of dock levelers (8’ x 8’), and two (2) drive-in doors (8’ x 8’ and 14’ x 14’). Heavy 3-phase power, along with city water and sewer, supports a variety of manufacturing and distribution uses. Additionally, 1317 E Main Street is located in an Opportunity Zone and is eligible for Abandoned Building Tax Credits. Located less than 10 minutes away from I-95 and close to Inland Port, Dillon, this property has the potential to be a warehouse or cold storage facility.

Positioned along the I-95 corridor, 1317 E Main Street offers excellent accessibility to regional markets including Florence, Dillon, and the greater eastern South Carolina industrial base. This property is well suited for a local or regional owner-user seeking a functional, high-clear facility with strong logistics connectivity.

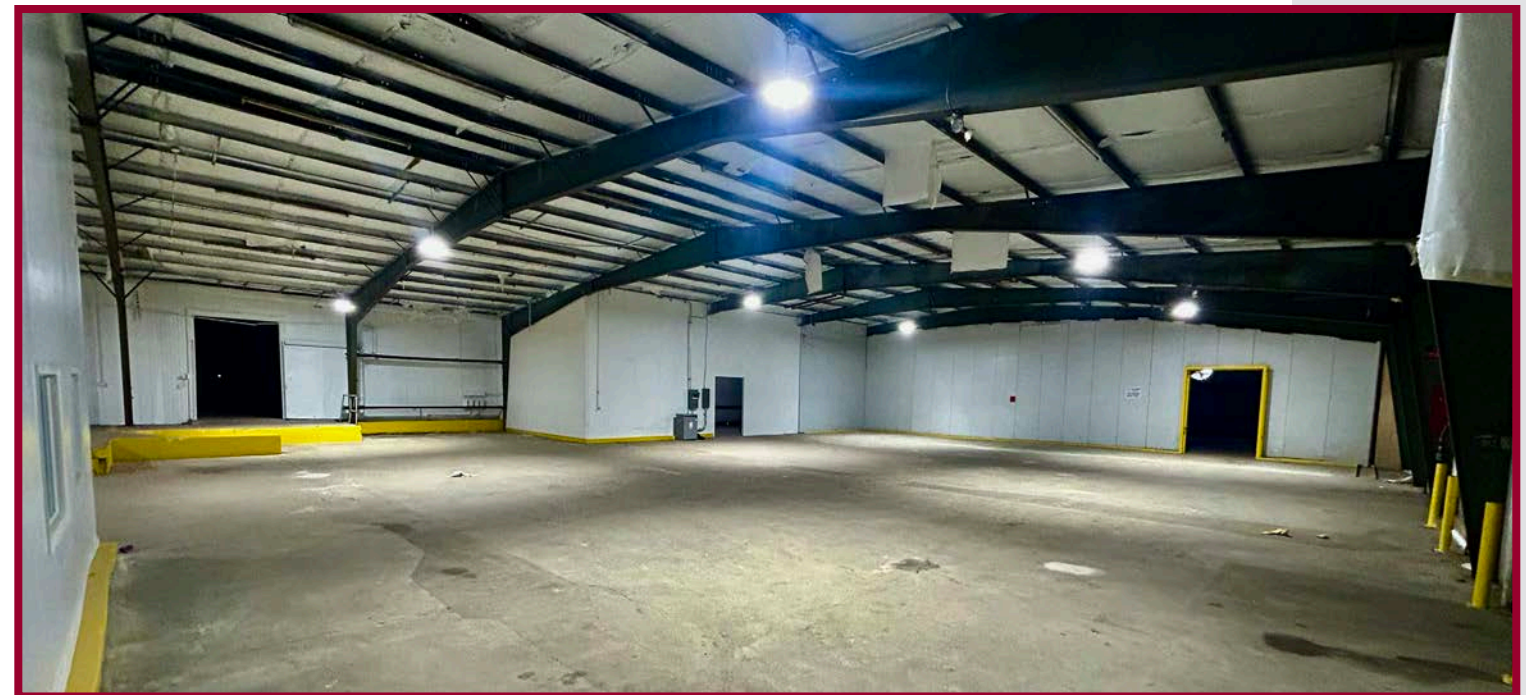
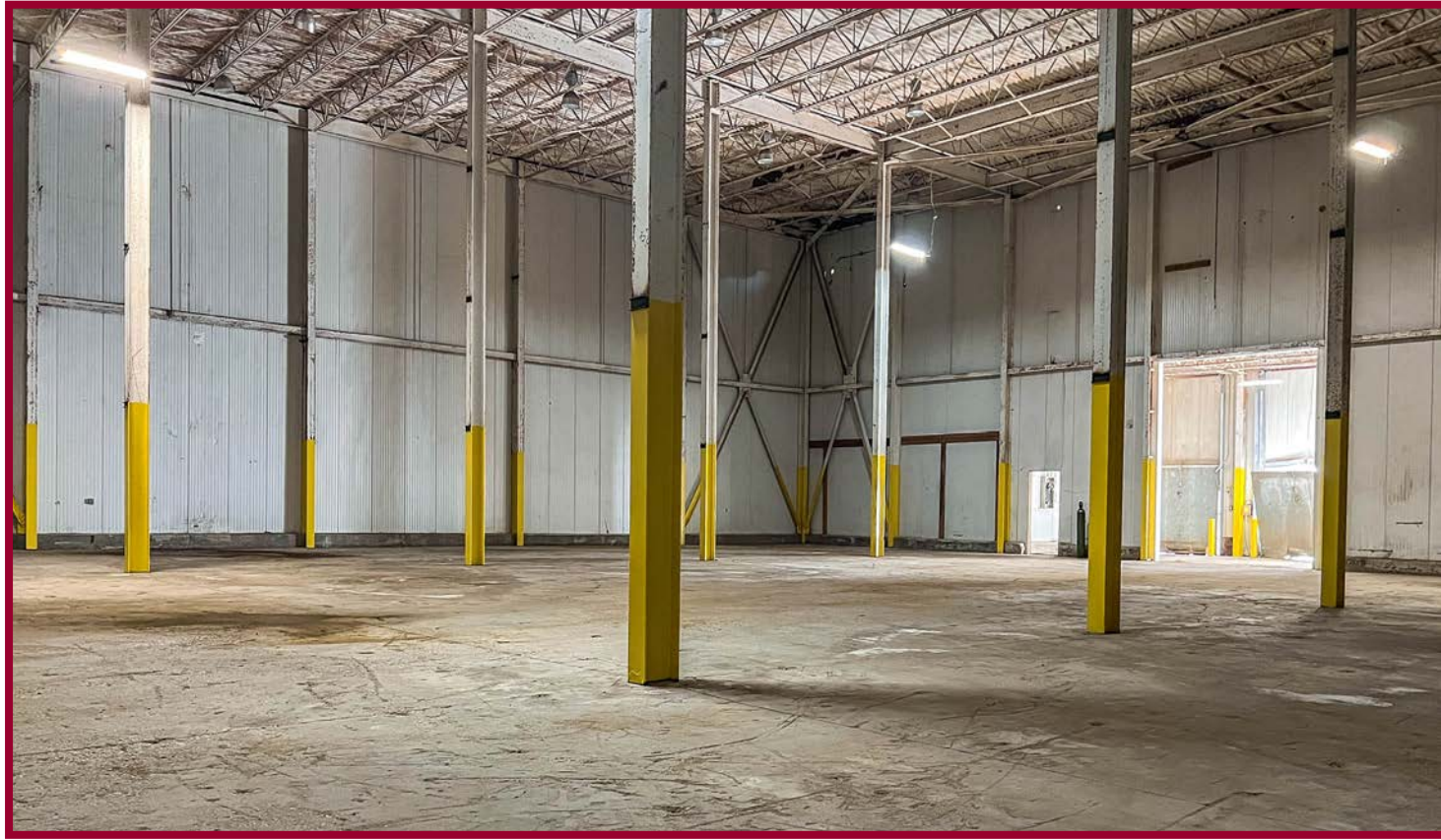
PROPERTY IMPROVEMENTS:

- 100% New TPO roof with 20 NL Warranty
- New Crush and Run parking lot
- New electrical service with multiple panels and dropdown transformers
- New LED lighting throughout
- New flooring and painting in the offices

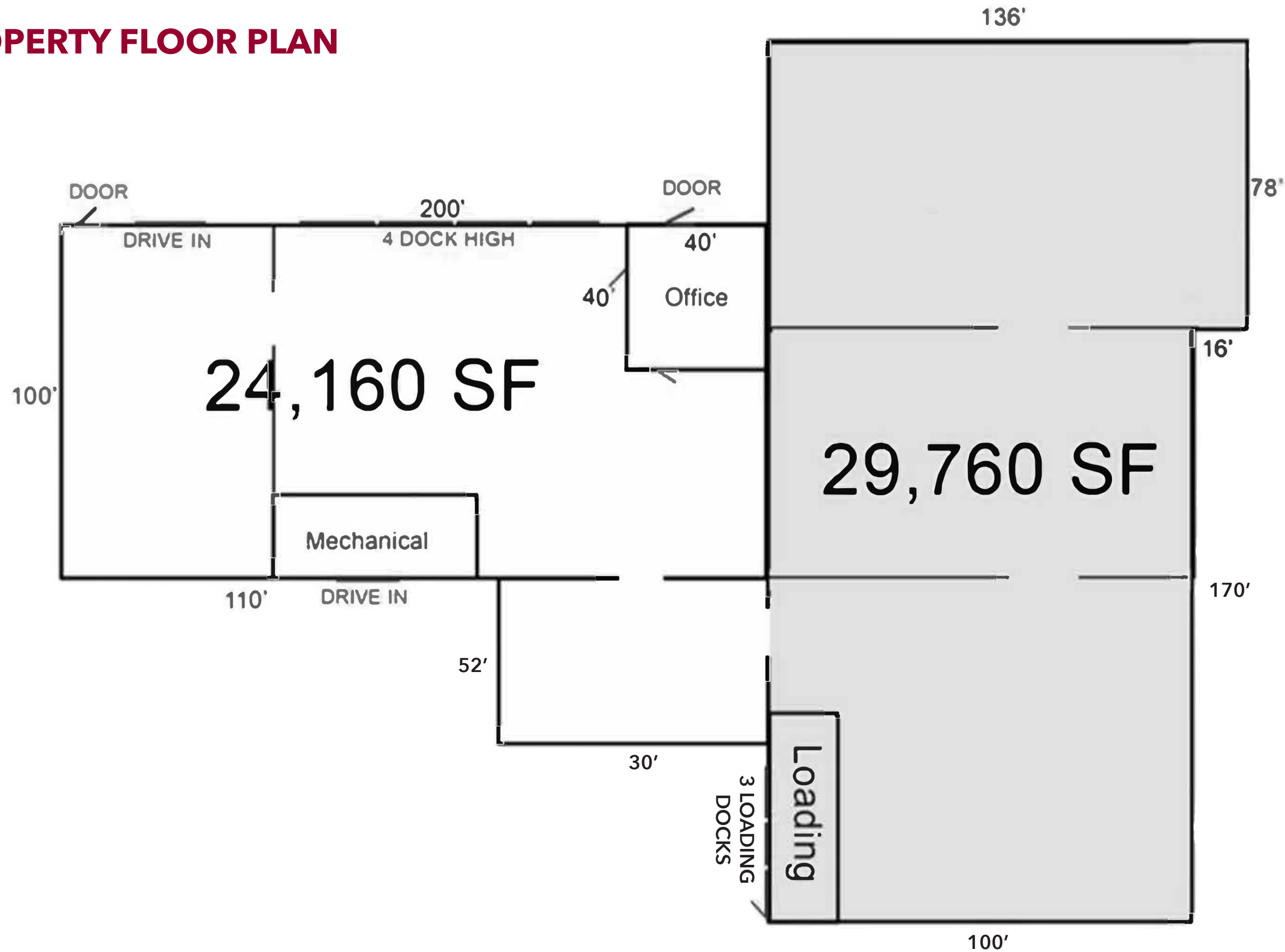


PROPERTY SPECIFICATIONS	
ADDRESS	1317 E Main Street, Dillon, SC 29536
TOTAL SF	53,920 SF
TOTAL LAND SIZE	2.56 AC
LAYDOWN YARD	Approx. 0.75 AC
TMS #	059-16-06-011
SALE PRICE	\$2,426,400
LEASE RATE	\$3.50/SF, NNN
NNN FEES	Est. \$0.60/SF
BUILT/RENOVATED	1972/2025
CLEAR HEIGHT	38’ (Main Warehouse) / 13’-17’ (Remaining Portions)
OFFICE SIZE	1,600 SF
LOADING DOCKS	Seven (7) - 8’x8’ with edge of dock levelers
LEVELERS	Seven (7)
DRIVE-IN DOORS	Two (2) Total - (8’x8’) and (14’x14’)
POWER	3-Phase Power
UTILITIES	City Water & Sewer

PROPERTY PHOTOS



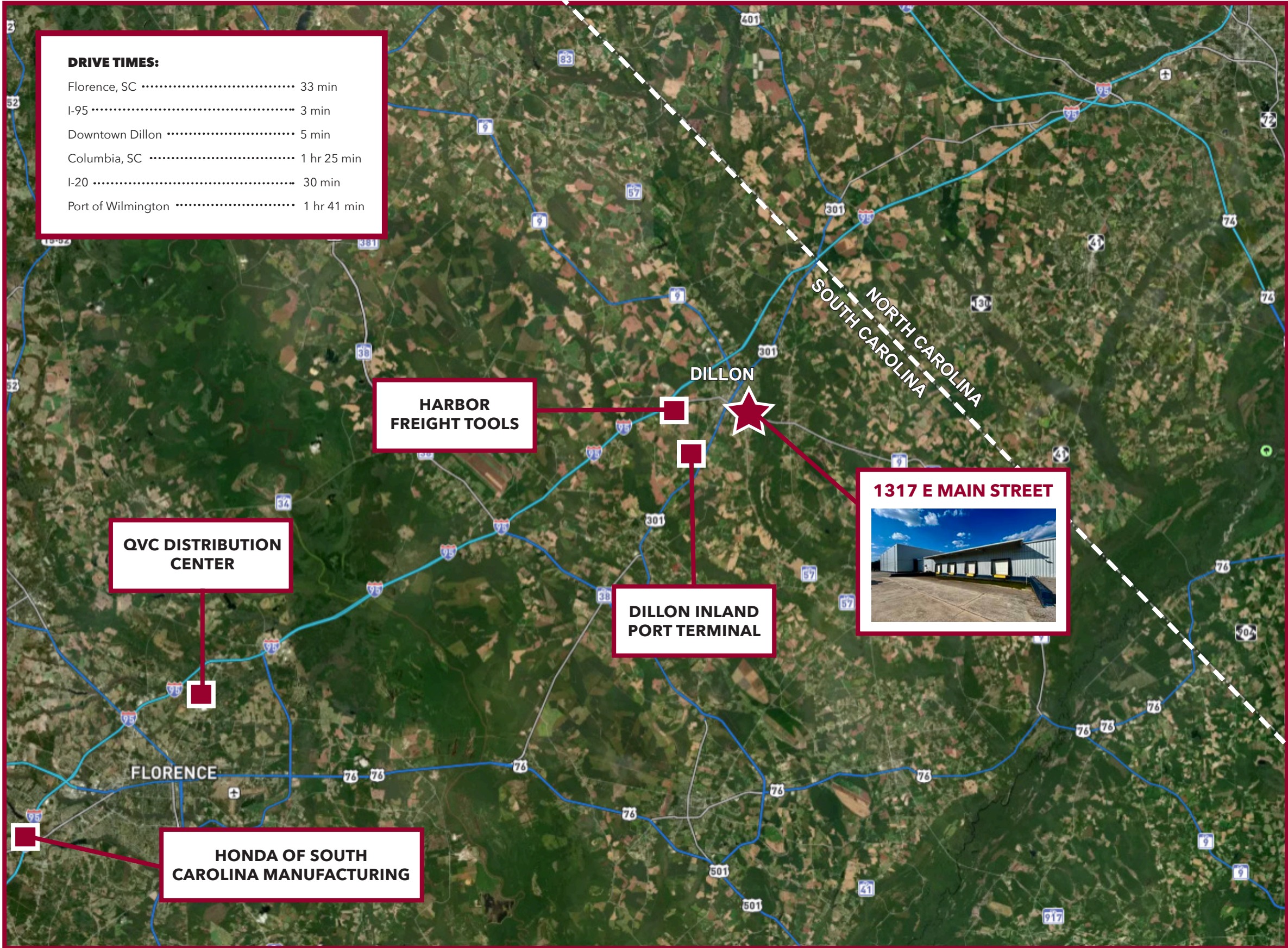
PROPERTY FLOOR PLAN



AERIAL OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS (WITHIN A 5 MILE RADIUS)



5,786
TOTAL
HOUSEHOLDS



658
TOTAL
BUSINESSES



6,806
TOTAL
EMPLOYEES



40.3
MEDIAN AGE



\$55,078
AVERAGE HH
INCOME



14,010
TOTAL
POPULATION

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