



JORDAN TROTTER
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND AVAILABLE

1664 S Main Street | McCormick, SC 29835

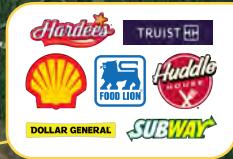
FOR GROUND LEASE | 41.4 AC | APN | 139-00-00-020, 140-00-00-010

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HIGHWAY 28 SOUTH

OLD PLUM BRANCH ROAD

[CLICK HERE FOR A 360° AERIAL VIDEO](#)



MCCORMICK

SITE

Capture the attention of potential tenants with this extraordinary opportunity! Nestled in a prime location of McCormick, SC, this industrial site includes 41.4 AC of land located 1.9 miles from the intersection of Highway 378 and Highway 28. The site has multiple points of ingress/egress off Highway 28 and S. Main Street. It is centrally located to provide access to I-20, I-85, and I-26.

The 41.4 AC site has rail access in the rear with a rail spur coming onto the property. This property offers approximately 3,700' of road frontage, ensuring maximum visibility. Equipped with 3 phase, 480 volt power on site, as well as water and sewer, this land provides the perfect foundation for your operations.

- Ground lease, \$120,000 per year
- Approximately 3,700' of road frontage
- 3 phase, 480 volt of power on site
- Water and sewer

MCCORMICK
ELEMENTARY,
MIDDLE, AND
HIGH SCHOOL

LUM BRANCH

Population **1 mi** **3 mi** **5 mi**

Total Population	740	1,933	3,956
Median Age (m)	38.3	45.1	50.8
Median Age (f)	47.3	52.4	55.3

Households & Income **1 mi** **3 mi** **5 mi**

Total Households	453	1,011	2,030
Persons per HH	1.6	1.9	1.9
Average Income	\$34,218	\$36,656	\$40,485
Average Value	\$66,257	\$82,884	\$107,673

