



**901 NORTH DOUGLAS | INDUSTRIAL |
FLORENCE, SC**



Property Description

County: Florence County	Walls: Concrete Block, Metal, Wood
Municipality: Industrial	Lighting: Florescent and Sodium
Zoning: CI	Air Conditioning: Partial
Total SQFT: +/- 400,000	Heating: Fully Heated
Available SQFT: Up to +/- 300,000	Sprinklers: Fully Sprinklered
Lot Size: +/- 31 Acres	Ceiling Height: 13'4 —58' Clear
Utilities: Gas, Water, Sewer, Electricity	Dock Doors: 14

This industrial warehouse in Florence, SC, is available for sale or lease with up to 300,000 square feet of open space ready for occupancy. It totals +/- 400,000 square feet with a temporary tenant currently occupying approximately 75,000 square feet, leaving ample room for expansion. The facility features 15 dock doors, is fully sprinklered, and sits on a +/- 31-acre lot with water, sewer, gas, and electricity on site. Large open rooms and concrete floors make this property ideal for a variety of industrial uses.




AERIAL VIEW



PALMETTO
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Phone (843) 667-4999
135 S. Dargan St, Suite 301, Florence, SC
www.PalmettoCommercial.com

DISTANCE TO I-95
EXIT 164 - ±2.7 MILES 



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No warranty or representation is made as to the accuracy of the information contained herein.

TMS:

90070-01-024
90070-01-001
90070-01-002
90071-01-013



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