

2630 HIGHWAY 15 SOUTH, SUMTER, SC

**±81,295 SF**

**FOR SALE OR LEASE**

**MANUFACTURING  
BUILDING**

**±81,295 SF**

property line



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:**

**\$3.85**  
PSF NNN

**FOR SALE:**

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#### PROPERTY HIGHLIGHTS

- Building area:  
±172,863 SF TOTAL
- Available area: Warehouse B:  
±81,295 SF (includes ±1,102 SF of office space)
- Site: ±30.66 acres
- Clear height: 20'-21'10" (13'7"-14'2" under crane hooks)
- Paved trailer parking/outdoor storage: ±1.8 acres
- Construction:  
Walls: 8" concrete block  
Roof: Single ply membrane over rigid insulation over 22 gauge metal deck; exterior roof drains  
Floors: 6" concrete
- Cranes: 10 cranes: (9) 2-ton, (1) 6-ton

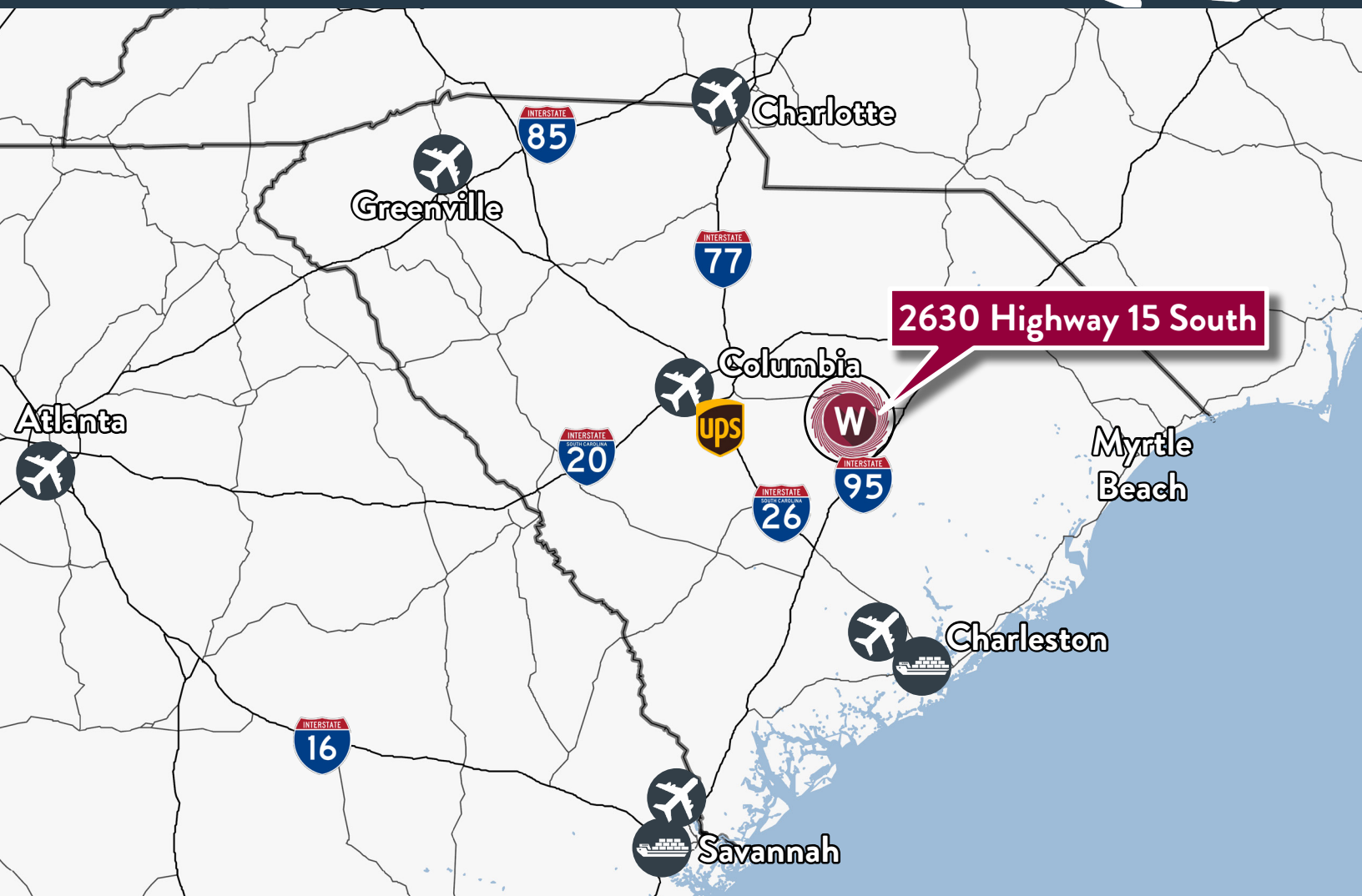
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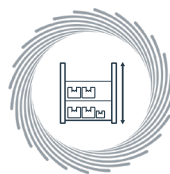
## THE AREA

Located in central South Carolina, Sumter County is home to Shaw Air Force Base. The county has a population of 108,000 and a population of 1.2 million within a 45-mile radius. For global industry, Sumter County offers strategic advantages including: close proximity to major markets, manufacturers and tier suppliers as well as ports on the Eastern Seaboard; a skilled workforce; rapid transportation and market reach; and lower costs of operation. These advantages support success across multiple sectors such as manufacturing, aerospace and biomedical. Learn more on the [Sumter Edge website](#).

## DISTANCE

Interstate 95	±16 miles
Interstate 20	±38 miles
Interstate 77	±54 miles
Interstate 26	±50 miles
Columbia Metropolitan Airport	±52 miles
Port of Charleston	±96 miles

## PROPERTY FEATURES



**CLEAR HEIGHT**  
20' - 21'10"  
(13'7" - 14'2" under crane hooks)



**SPRINKLERS**  
100% wet



**COLUMN SPACING**  
40'x30'  
(predominant)



**UTILITIES**  
Power: 2,000 KVA transformer, 3,000 amp switch gear with 54 distribution panels (full building)  
Gas: 2" line  
Water: 12" main  
Sewer: 8" main



**LIGHTING**  
T-8 fixtures with motion sensors



**DOCKS**  
2 dock-high doors (9'x10')  
1 drive-in door (14'x16')





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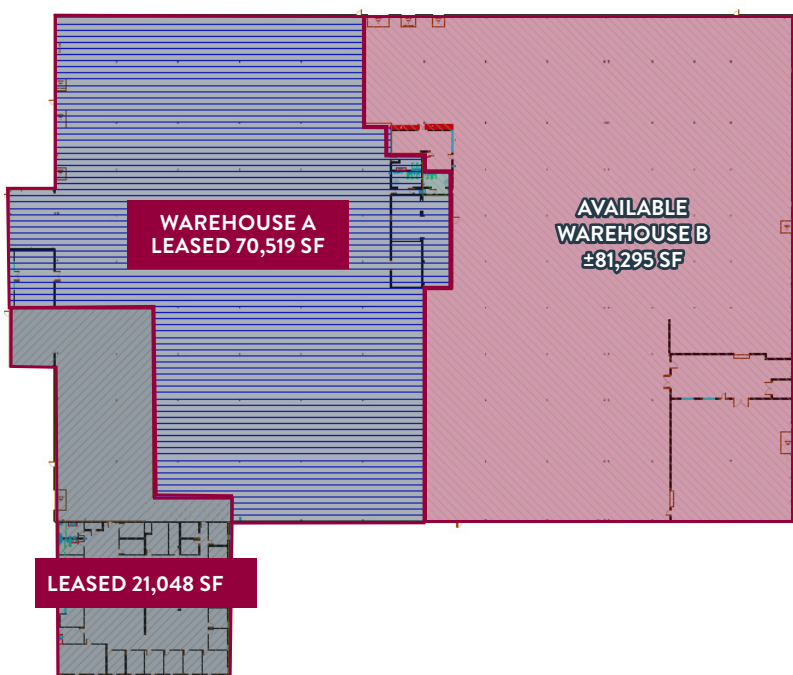
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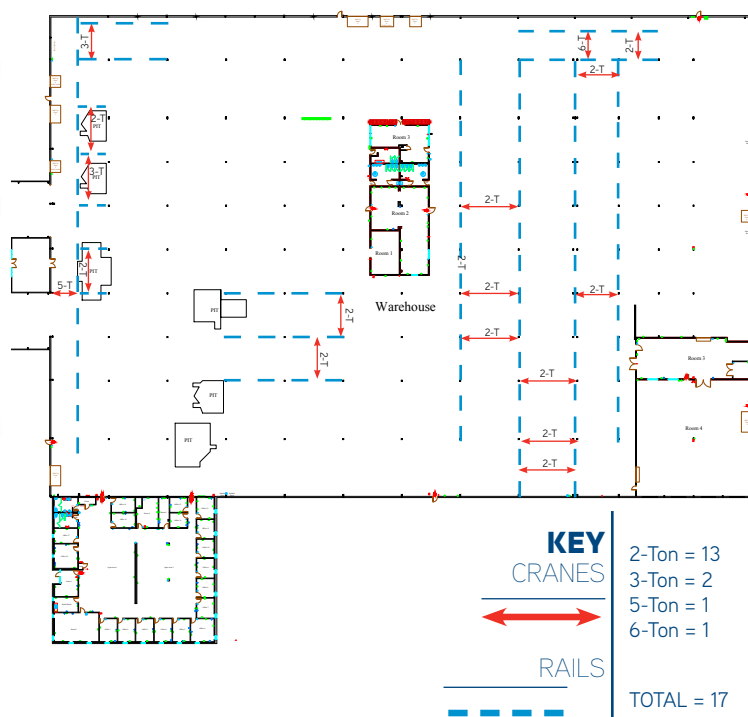
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## FLOOR PLAN



## CRANE PLAN



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