

**AVISON
YOUNG**

For Sale

0 CLIPPER ROAD

Sumter, South Carolina 29154
Sumter County, SC



+/-176 ACRES ZONED HEAVY INDUSTRIAL - OPTION TO SUBDIVIDE

For More Information, Contact:

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THE OFFERING

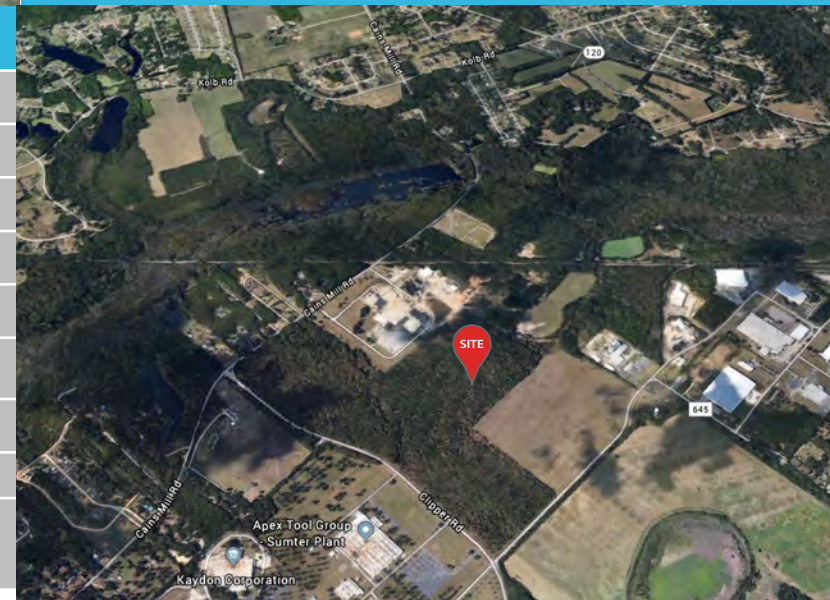


PROPERTY DESCRIPTION

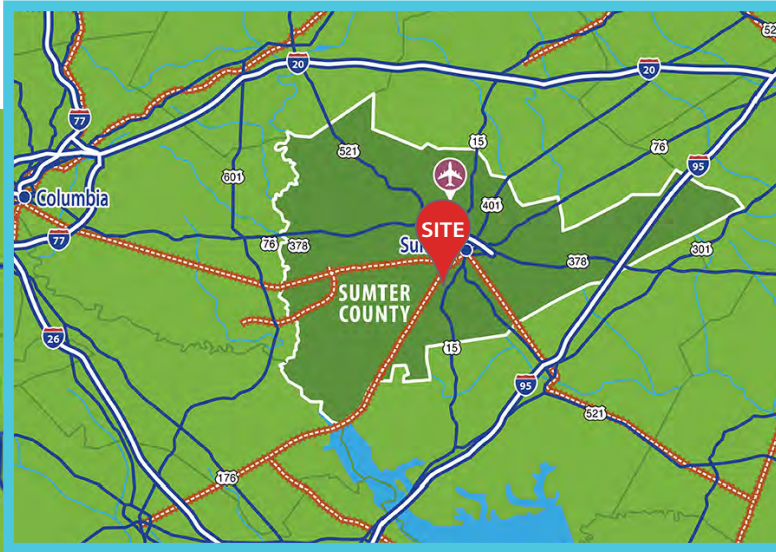
For Sale +/-176 acres, Subdividable in Sumter, South Carolina zoned Heavy Industrial in Sumter County, SC. The subject site (TMS#2090002011) is located at the corners of Clipper Rd. and Cains Mill Rd. and Clipper Rd. and Corporate Way, in Sumter, SC. The site consists of approximately 176.73 acres zoned Heavy Industrial under the County of Sumter, SC zoning ordinance. The property zoning, site layout, road frontage, supporting infrastructure, and excess land is ideal for parking, outside storage, or redevelopment opportunity for a variety of Industrial, Manufacturing, Distribution, Heavy Power, and similar users. Options to purchase all or a portion of the site, Build to suit options may also be available, based on Tenant Requirements and Term. The adjacent +/-40 acre site (TMS#2090002010) shown on the 2018 Plat has been designated for EnerSys use and is planned for their future expansion. Potential for tax credits and incentives based on user, operations, and projected new jobs. Contact for details.

Snapshot

Property Type(s)	Vacant Land
Total Site Area (AC)	+/- 176.73 acres
Minimum Divisible	+/- 25 acres
Maximum Contiguous	+/- 176.73
Tax ID/APN (TMS#)	2090002011
Sale Price	\$10,000 - \$20,000 / Per Acre
Availability	Immediately
Zoning	Zoned Heavy Industrial in Sumter County, South Carolina
Industrial Type(s)	Heavy Industrial, Vacant Land, Truck Terminal, Food Processing, Manufacturing, Warehouse/Distribution



LOCATION



0 CLIPPER ROAD SUMTER, SC 29154

Area Description

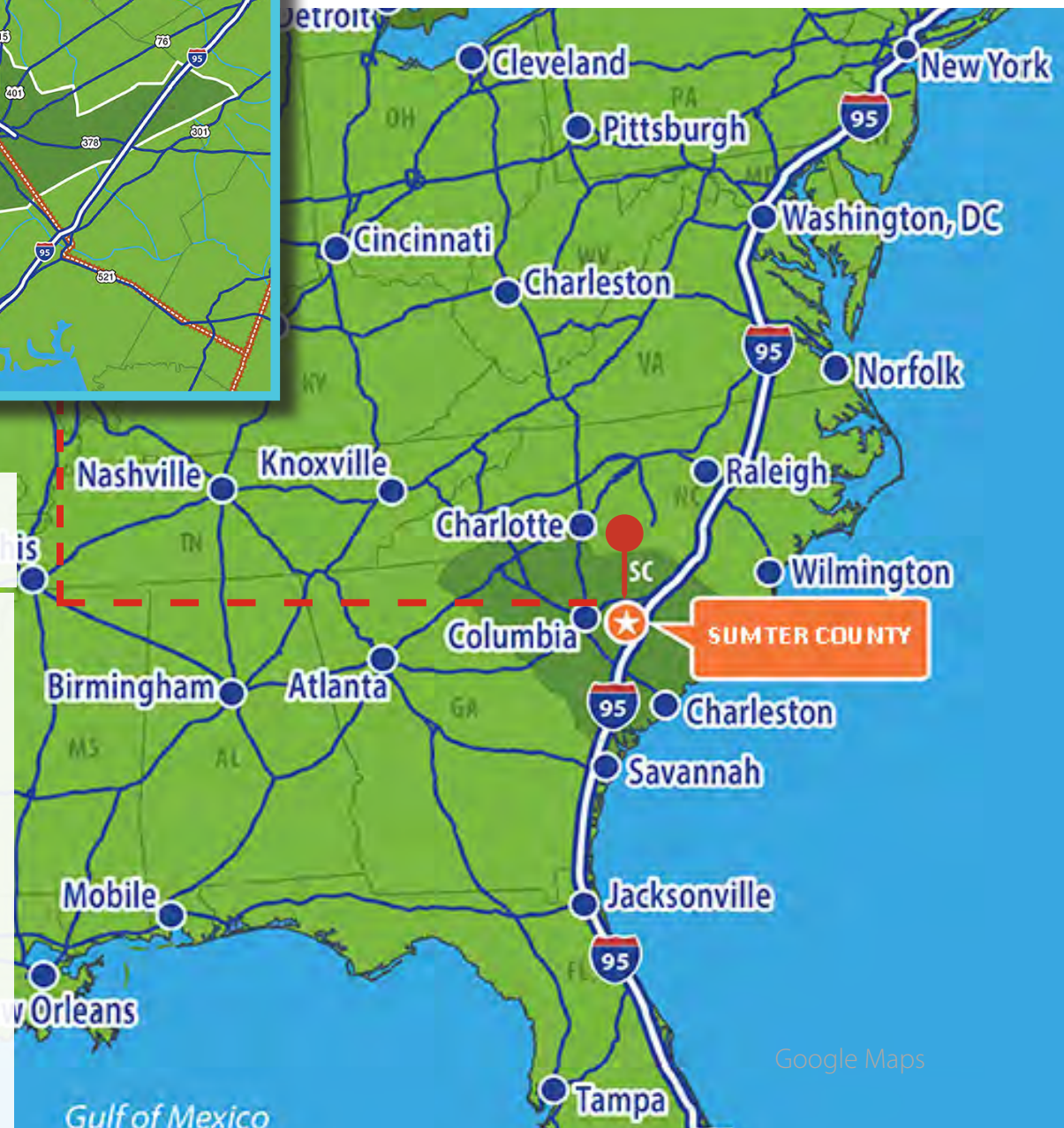
Site is located on Clipper Road - Ideal opportunity for an Industrial development –user or developer. Industrial area of County with future economic development focus (see 2030 Land Use). Ideal access to key submarkets with multiple access points to key Interstate.

Highway Access

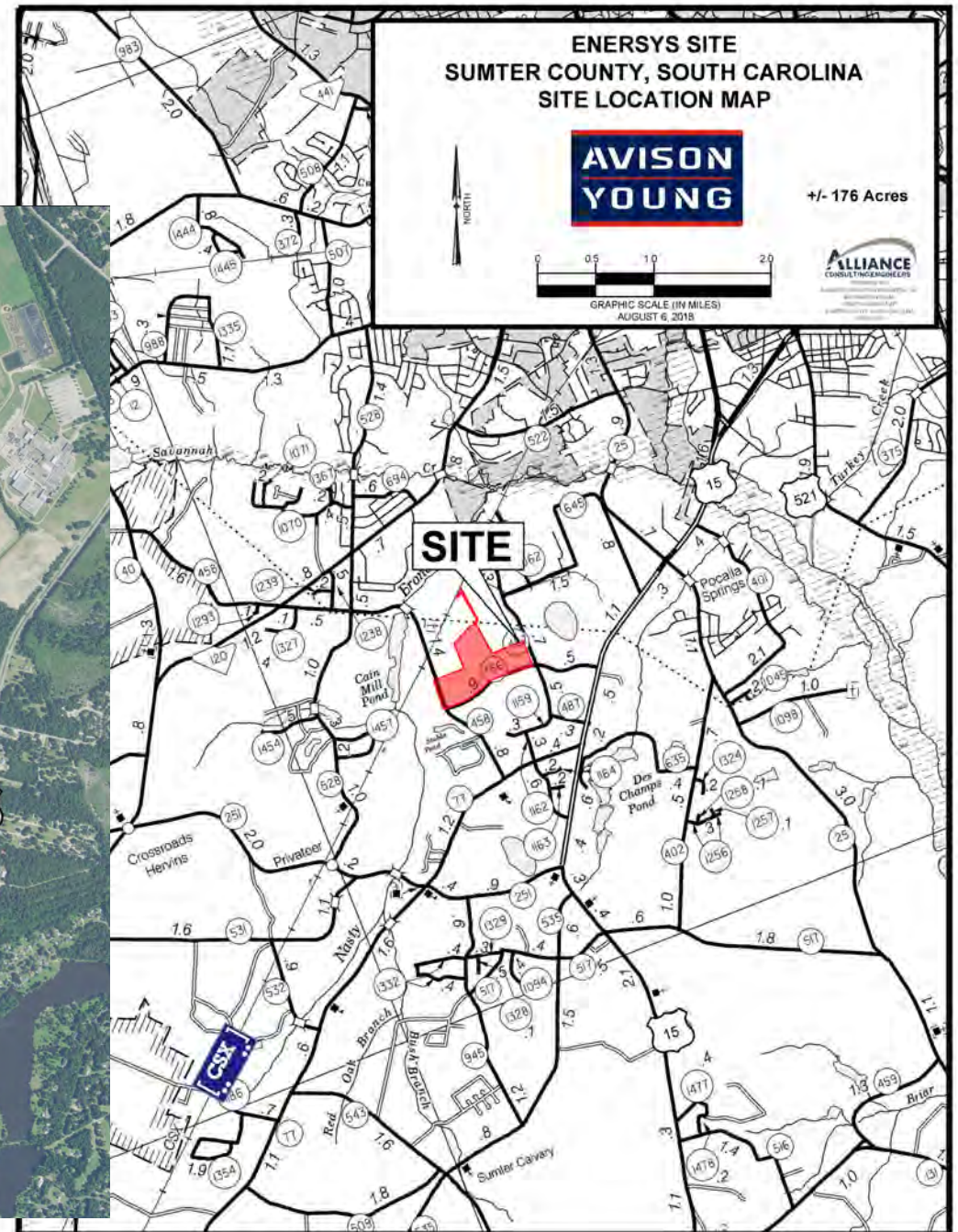
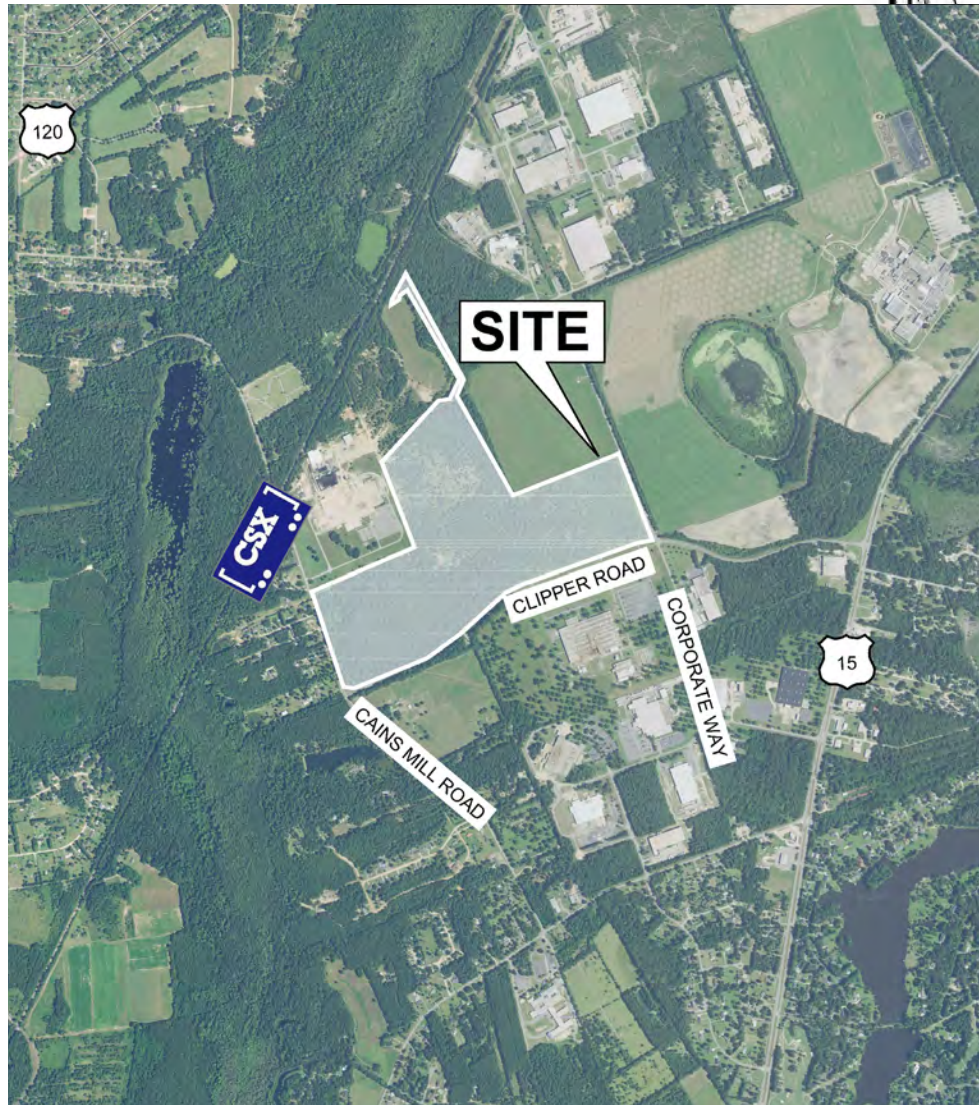
Located between Cains Mill Road & Corporate Water off Highway 15. Interstate access I-95 and Highway 395.

Airports

13 Miles to Sumter International Airport
70 Miles to Gilbert International Airport
89 Miles to Charleston International Airport



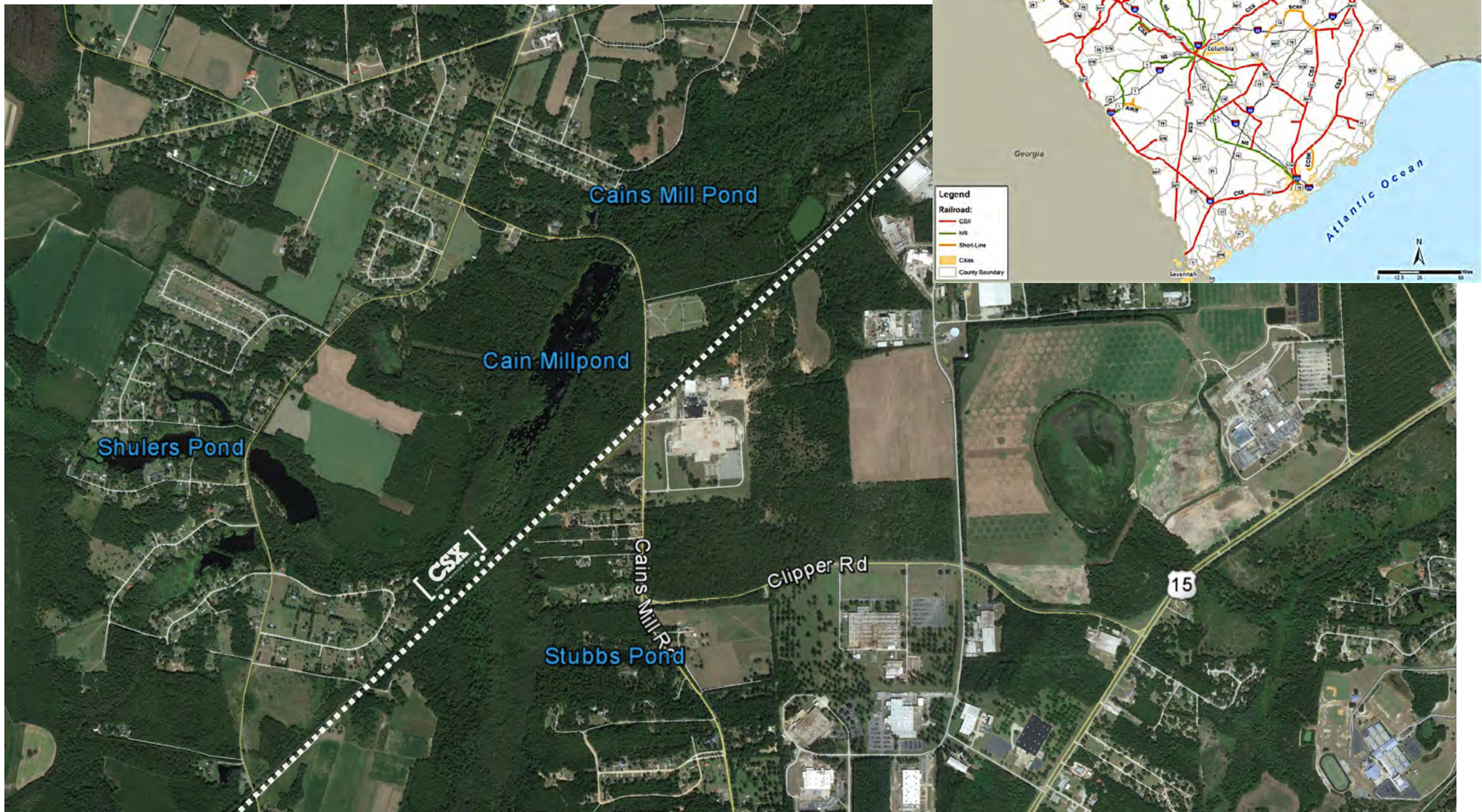
SITE MAP



SITE MAP



RAIL ACCESS



RAIL ACCESS





TAY MAP No. 200-00-00-010 & 200-00-00-011		
SOUTH CAROLINA	SUNTER COUNTY	PULASKI TOWNSHIP
SURVEYED FOR ENERGY'S DELAWARE, INC.		
RESURVEY AND DIVISION OF TWO PARCELS LOCATED IN SECTION 36, TOWNSHIP 35S AND RANGELAND ON MAP RECORDED IN MAP BOOK 247 PAGE 232.		
MATHIS & MILDORF LAND SURVEYING, INC. 1000 WEST 10TH STREET, SUITE 100 SPRINGFIELD, MISSOURI 65804 PHONE: (417) 866-1100 FAX: (417) 866-1101		
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI CONSTITUTION AND THE MISSOURI LAND SURVEYING ACT OF 1964, AS AMENDED. THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASSIFIED SURVEY AS SET FORTH IN THE ACT. THERE ARE NO ALIEN INTERESTS IN THE PROPERTY SURVEYED.		
IN THIS INSTRUMENT THERE IS EXHAUSTIVE DISCLOSURE OF ALL INTERESTS IN THE PROPERTY SURVEYED AND THE PUBLIC NOTICE REQUIREMENTS OF THE MISSOURI LAND SURVEYING ACT OF 1964, AS AMENDED.		

ZONING

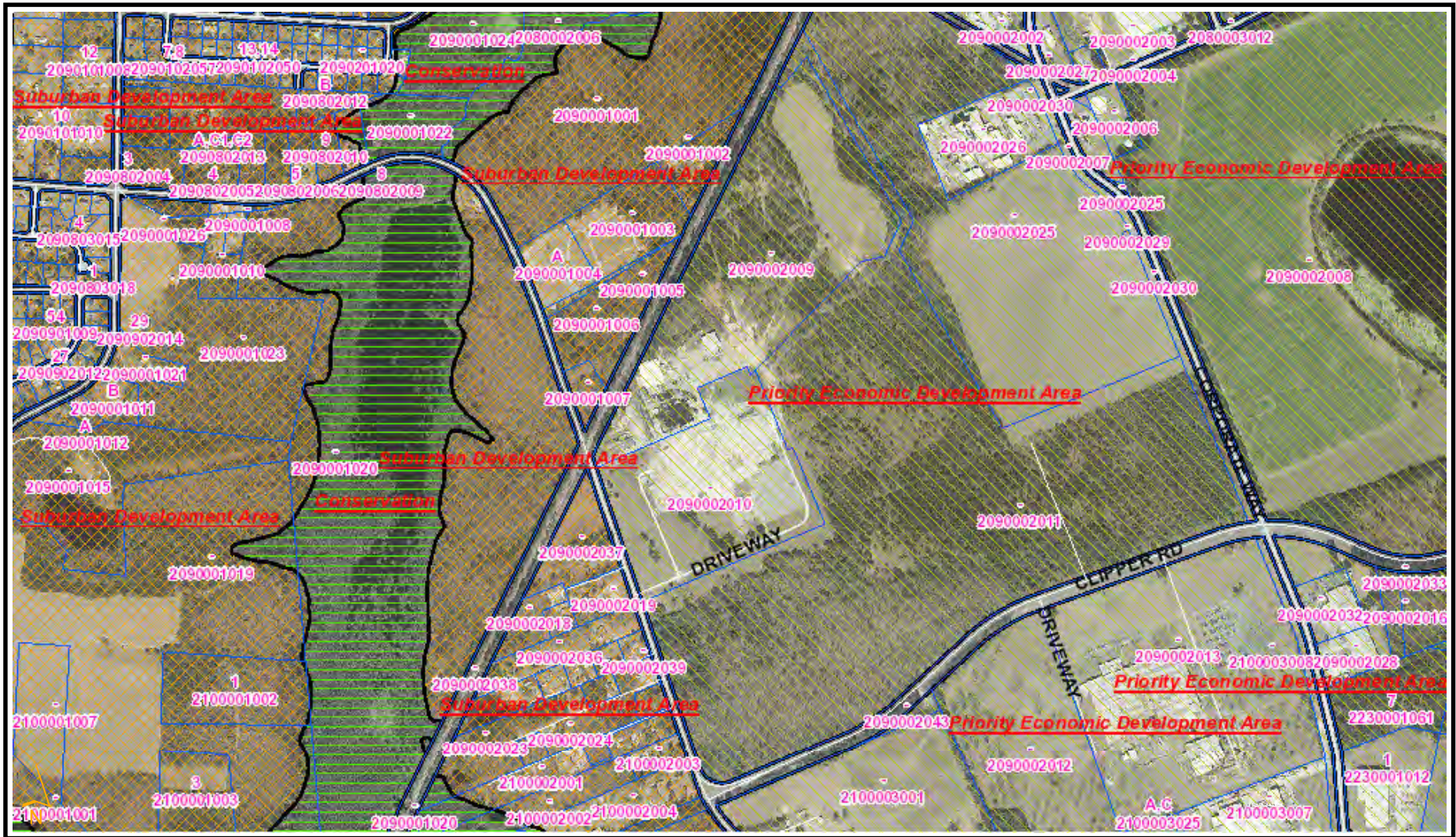
Zoning

	AC
	CBD
	CP
	GC
	GR
	HI
	LC
	LI-W
	NC
	NIJ
	PD
	PO
	R-15
	R-6
	R-9
	RMF
	SHAW



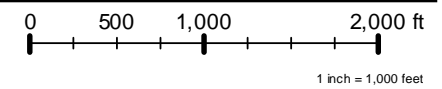


LAND USE



LANDUSE 2030 | SUMTER COUNTY - GIS

<http://svr4.sumtercountysc.org/parcelsearch/>



ADVISORS

South Carolina Industrial & Investment Services Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Brokerage Team



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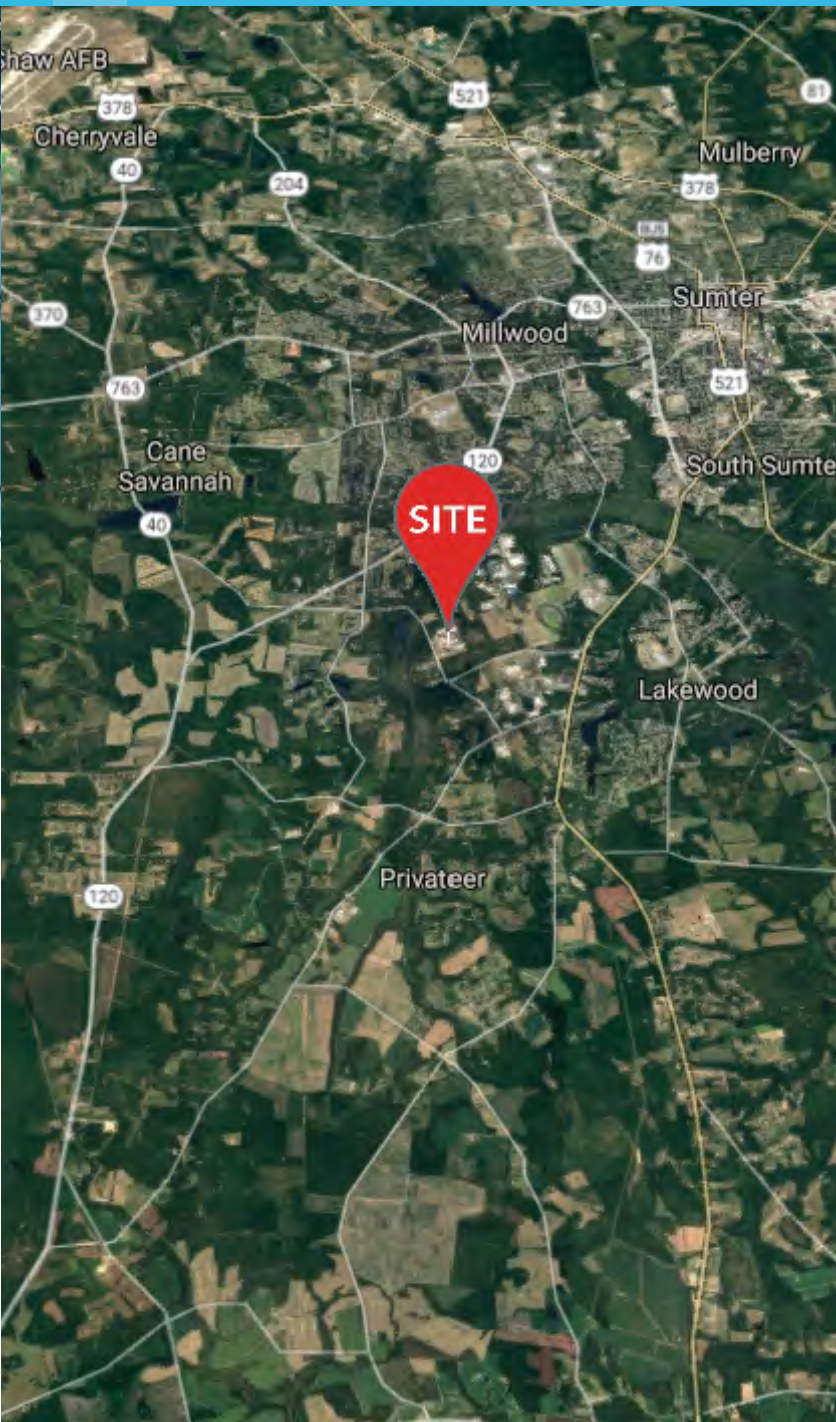
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0 Clipper Road

Sumter, South Carolina 29154



Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the sale of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Buyers may desire. The materials in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Buyer should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Buyer.

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Agency

Avison Young is granted by Owner the sole and exclusive right to lease or sale the real property. Avison Young represents the Owner. Refer to the [South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.](#)

Offering Process

Avison Young is pleased to present **0 Clipper Road in Sumter, South Carolina**. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.



Intelligent
Real Estate
Solutions

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Platinum
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