

FOR LEASE > ±151,863 SF + FOR SALE > ±172,863 SF



Industrial Space in Sumter

2630 HIGHWAY 15 SOUTH, SUMTER, SOUTH CAROLINA 29154



Property Information

Site:	±30.66 acres consisting of a ±24.96 acre parcel and a ±5.7 acre parcel
Building:	±172,863 SF TOTAL
Available for lease:	±151,863 SF (includes ±4,205 SF office)
Zoning:	Industrial
Year Built:	1978 (Expansions in 1981, 1988 and 2009)
Ceiling Heights:	20' to 21'10" clear below the main beams
Column Spacing:	36'x40' 40'x40'
HVAC:	100%
Sprinkler:	100% sprinklered with a wet system
Doors:	(4) Dock High (9'x10') (2) Drive In Doors (14'x16')
Parking:	158 Paved, Marked and Lighted Spaces
Lighting:	T-8 Light fixtures with motion sensors
Price:	\$3.25 PSF NNN Lease Rate Call for Sales Price

Construction:	<i>Floors:</i> 6" concrete floor slabs reinforced with 6x6x10/10 wwm over 4 mil polyethylene vapor barrier and a 4" crushed stone base <i>Walls:</i> 8" painted concrete block to a height of 8' with the balance being metal sandwich panels <i>Columns:</i> 10" steel H <i>Roof:</i> Single ply membrane roof system over rigid insulation over 22 gauge metal deck; exterior roof drains (Transferable warranty through 2022)
Utilities:	<i>Power:</i> 2000 KVA transformer, 3000 amp switchgear w/ 54 distribution panels/ <i>Gas:</i> 2" gas line <i>Water:</i> 12" water main <i>Sewer:</i> 8" sewer main

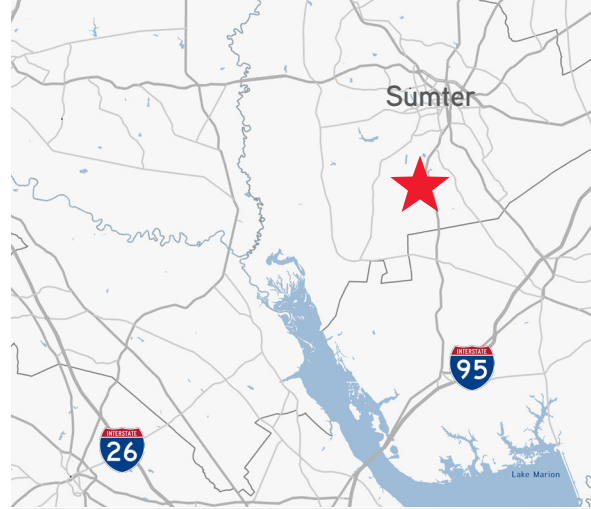
CHUCK W. SALLEY, SIOR
803 401 4266 DIRECT
chuck.salley@colliers.com

DAVE MATHEWS, SIOR
803 401 4293 DIRECT
dave.mathews@colliers.com

THOMAS BEARD
803 401 4247 DIRECT
thomas.beard@colliers.com

COLLIERS INTERNATIONAL
1301 Gervais Street, Suite 600
Columbia, South Carolina 29201
www.colliers.com

2630 Highway 15 S



Contact Us

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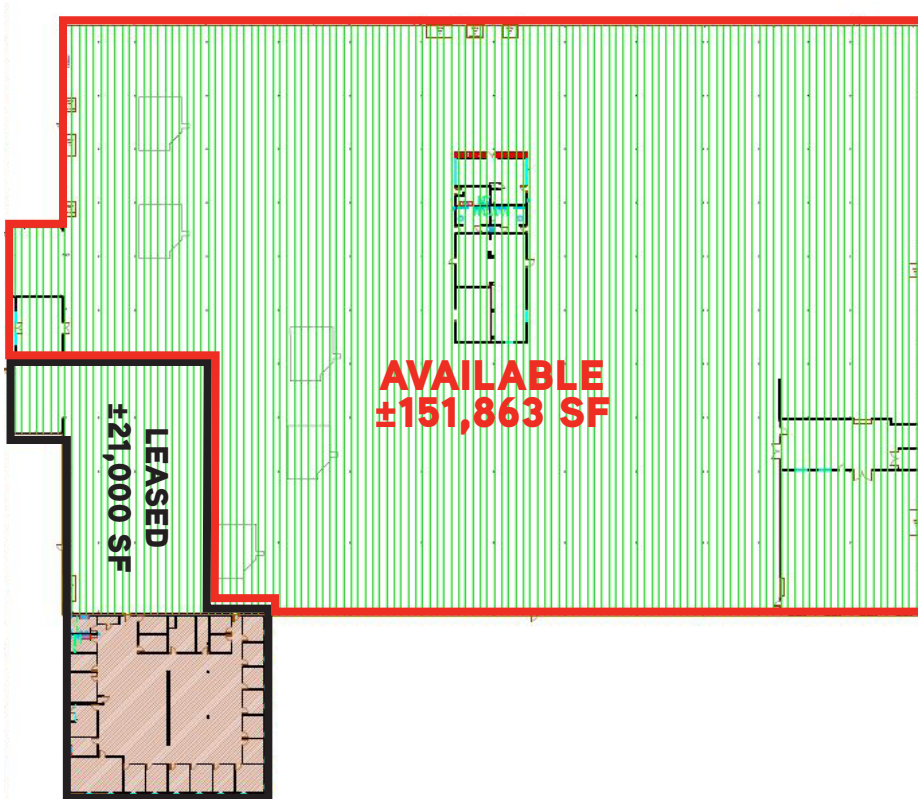
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