



An Economic Development Alliance Representing
Lee and Sumter Counties, South Carolina

COMING SOON - LEE COUNTY SPECULATIVE BUILDING



50,000 SF

SPECULATIVE BUILDING



Potential Expansion
100,000 SF



Zoned For
Heavy Industrial



Site Size
+/- 15 Acres

For information, contact:

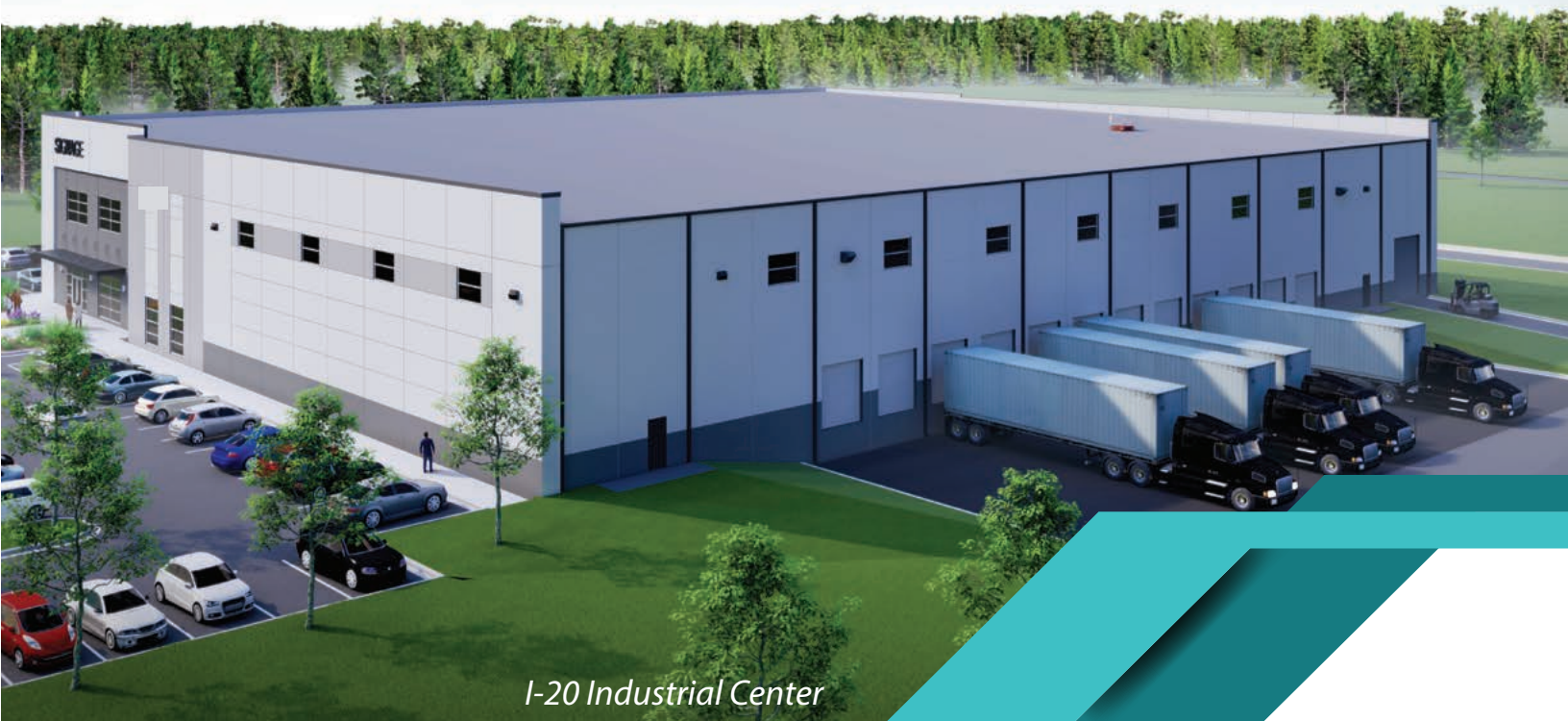
Jay Schwedler

President and CEO

803.418.0702

www.TheLINKsc.com

Rear View



I-20 Industrial Center

Superior Building Features

Our speculative building offers countless dynamic features that will allow you to expedite your business operations for speed to market.



\$3.50 - \$6.50 PSF
Lease Rate



2020
Year Built



\$3 Million
Sales Price



Single
Tenant



+/-15
Available Acres



LED
Lighting



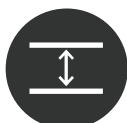
Floor Thickness
To Suit



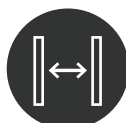
All Infrastructure
Available



4,814 SF
Office Space



32'
Clear Height



50' x 50'
Column Spacing



200' x 249'
Building Dimensions



100+
Parking Spaces



12
Dock Doors



Site Overview



**+/- 14.59-Acre
Parcel**

Skilled Labor Force



Machine Tool Technology



Advanced Manufacturing Technology Training Center



596,254
Within 45-Mile Radius

Central Carolina Technical College’s Advanced Manufacturing Technology Training Center (AMTTC) is a fully-certified industrial training center located less than 20 miles from the site. It offers customized operational training modules for existing and future regional employers.

Advanced Manufacturing Training

**Mechatronics
Machine Tool Technician
Manufacturing Technician**

**Welding
Industrial Technology
Engineering Design Technology**

**Leadership
Logistics Technician
Information Technology**

Premier Education System



**18,000+
Students**

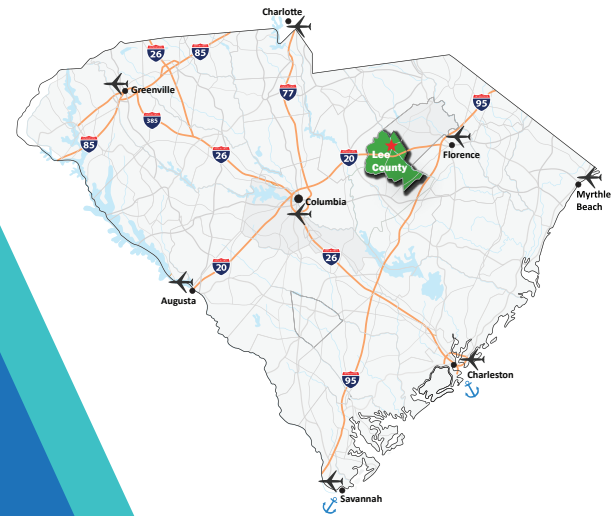


**4 Nationally Certified
STEM Schools**



**15 Universities/Colleges
Within 50 Miles**

Exceptional Logistics



Roads, Rail, Air and Sea – conveniently located near...EVERYTHING.
We are Lee County, South Carolina, USA.

<u>Interstates</u>		
0.5 Miles I-20	21 Miles I-95	55 Miles I-26
<u>Ports</u>		
57 Miles Inland Port Dillon	117 Miles Port of Charleston	169 Miles Georgia Ports Authority
<u>Airports</u>		
33 Miles Florence Regional	62 Miles Columbia Metropolitan	95 Miles Charlotte Douglas International
<u>Rail (Intermodal)</u>		
120 Miles CSX Charleston	173 Miles CSX Savannah	271 Miles CSX Atlanta

We are TheLINK. Connecting you to superior sites and solutions.