

FOR SALE

1150 CLIPPER ROAD

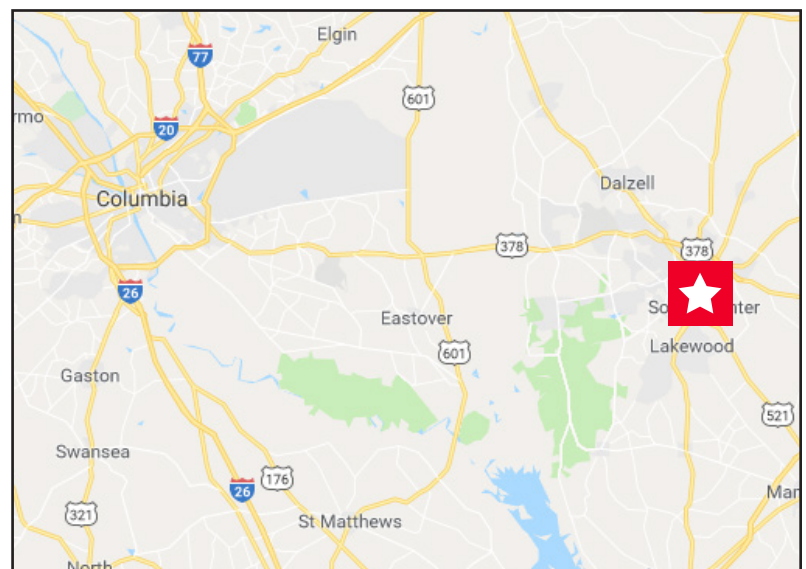
SUMTER, SOUTH CAROLINA



ASKING PRICE: \$1,500,000 (\$3.85 PSF)

FEATURES

- Total SF Available: +/- 390,000
- Office SF: +/- 13,600
- Acres: 100
- Dock Doors: 5
- Drive-In Doors: 3
- Ceiling Height: 21'
- Column Spacing: 40' x 40' (typically)
- Power: 115 KV sub-station on site



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Property Information

SQUARE FOOT BREAKDOWN

- 330,400 SF Production (Main)
- 13,600 SF Office
- 46,000 SF Production (Standalone)
- +/- 390,000 SF Total

ACREAGE

- 100 Acres

YEAR BUILT

- 1974

ZONING

- General Commercial (GC)

CONSTRUCTION

- Masonry, brick and metal

CEILING HEIGHT

- 21' Clear

DRIVE-IN DOORS

- 6 Grade Level
- 7 Dock Highs
- 6 Grade level (Standalone)

AUTOMOBILE PARKING

- 625+ paved spaces

MAJOR HIGHWAYS

- Hwy 15: .5 miles
- I-95: 18 miles
- I-20: 30 miles

HVAC

- Main building is fully conditioned

COLUMN SPACING

- 40' X 40' (typically)

UTILITIES

- Electricity: Duke Power - 150 KV
- Sub-station on site
- Water: City of Sumter
- Sewer: City of Sumter
- Gas: SCE & G

LIGHTING

- Metal halide / LED

FIRE PROTECTION

- Wet Sprinkler

EXISTING INFRASTRUCTURE

- Compressed airlines throughout
- Power drops in production areas
- 2 waste water pre-treatment systems on site



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