



±172,863 SF Industrial Building For Sale

Value-Add Industrial Investment

2630 Hwy 15 S | Sumter, SC

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Property Highlights

Address	2630 Highway 15 S Sumter, SC
Tax map number	223-00-01-013
Net rentable building area	±172,863 SF
Available space	Warehouse A (portion): ±21,048 SF <i>(includes 10,500 SF office)</i> Warehouse B: ±81,295 SF
Site	±30.66 acres <i>±1.8 acres of Industrial Outdoor Storage</i>
Tenant	Jemison Metals ±70,519 SF
Lease term	1.8 years remaining 12/31/2027
Net Operating Income	\$110,689

SALE PRICE

\$7,900,000 (\$45.70 PSF)





Building Specifications



Building Area

Total building area: $\pm 172,863$ SF

Warehouse A (leased portion): $\pm 70,519$ SF

Warehouse/Office A (available portion): $\pm 21,048$ SF

Warehouse B (available portion): $\pm 81,295$ SF

Lot Area

30.66 acres with 1.8 acres of
paved industrial outdoor storage

Loading

4 dock-high doors (9'x10')

3 drive-in doors (14'x16')

Column Spacing

40' x 30' (predominant)

Clear Height

20' - 21'10"

Utilities

Gas: 2" line

Water: 12" main

Sewer: 8" main

Power

2,000 KVA transformer, 3,000 amp switch gear with 54
distribution panels (full building)

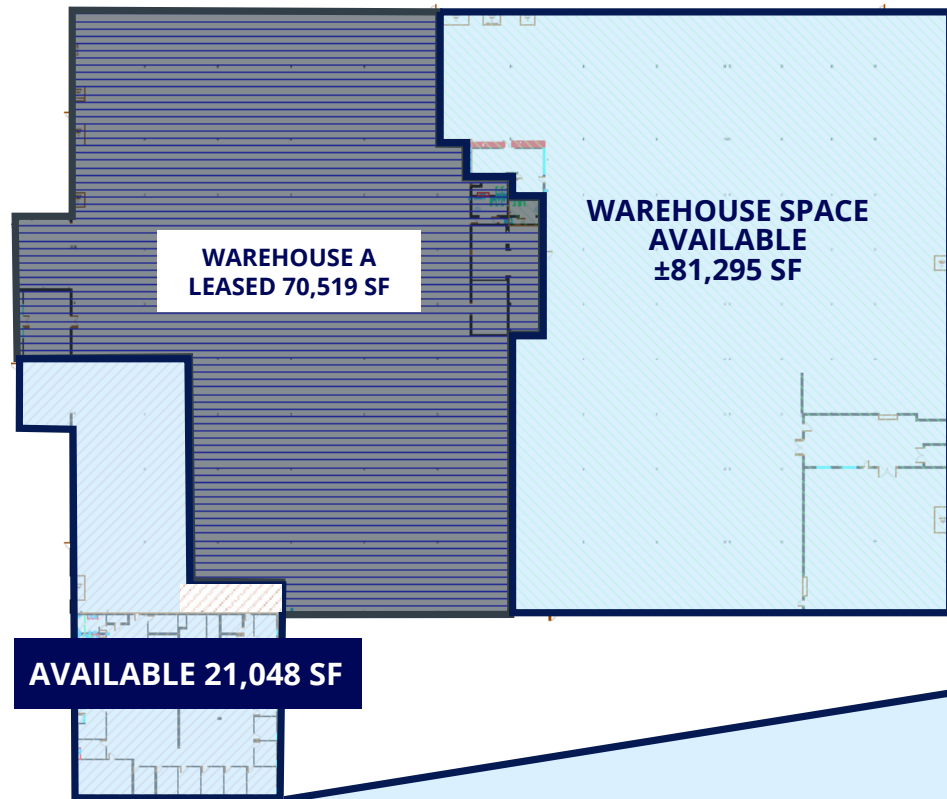
Construction

Walls: 8" concrete block

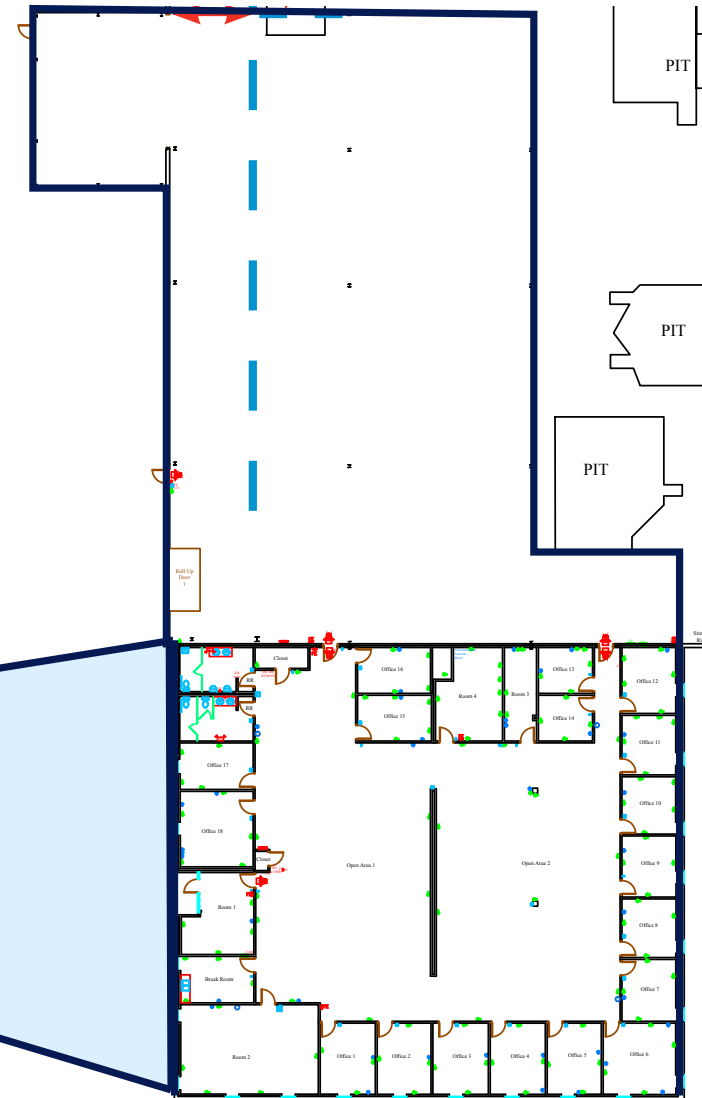
Roof: Single ply membrane over rigid insulation over 22
gauge metal deck; exterior roof drains

Floors: 6" concrete

Floor Plan



OFFICE FLOORPLAN



Tenant Overview

Tenant:	Jemison Metals
Website:	www.jemisonmetals.com
U.S. Headquarters:	Birmingham, Alabama
Industry:	Manufacturing and Distribution of Metal Products

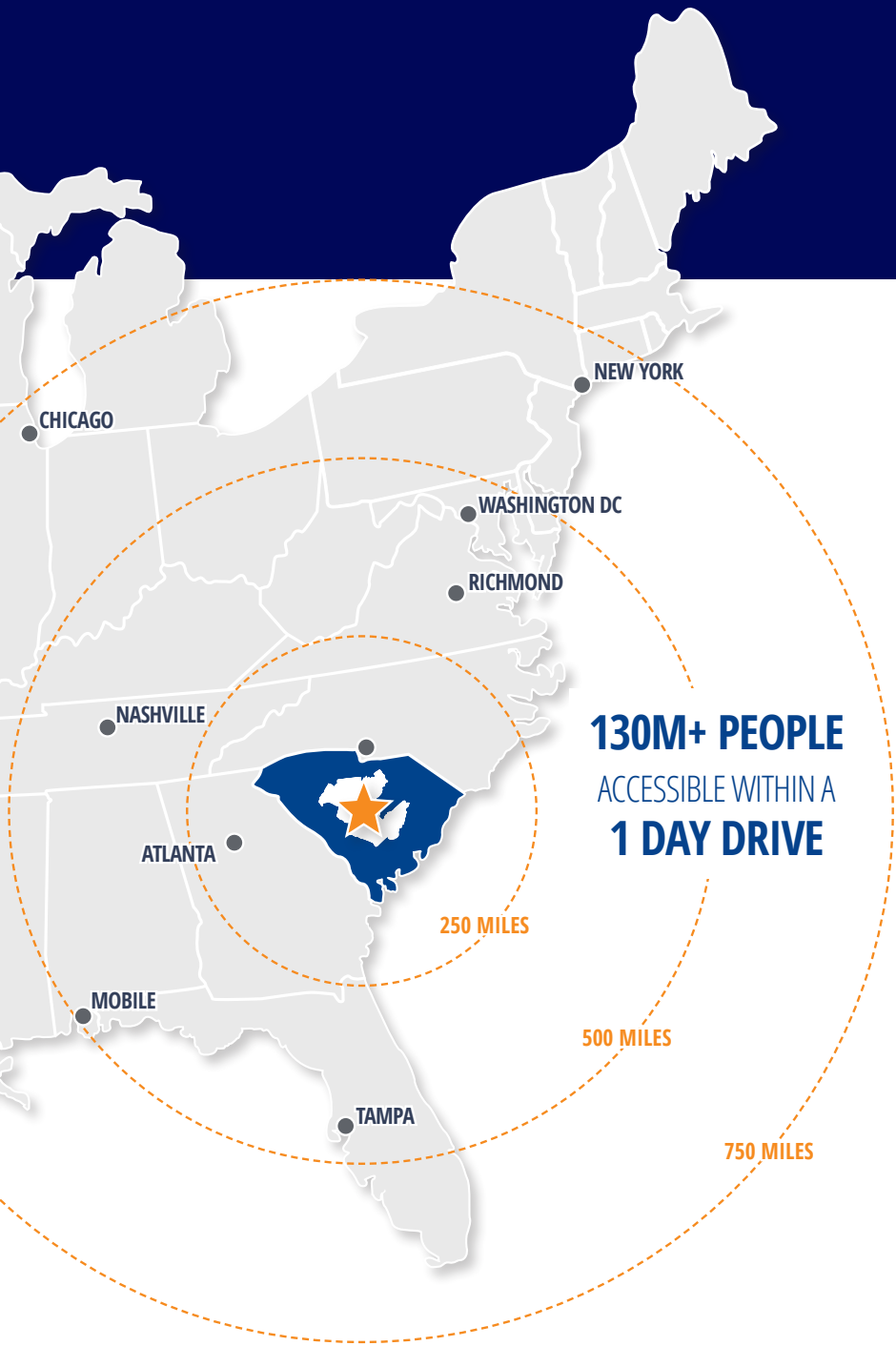


Jemison Metals is a leading supplier of carbon flat-rolled steel products, known for its focus on supply-chain efficiency and cost-effective solutions. The company emphasizes value creation through waste reduction, transparency and supply-chain analytics. Its product portfolio includes hot-rolled, cold-rolled, galvanized, aluminized, electro-galvanized and other flat-rolled steel materials. Jemison Metals serves a broad manufacturing and industrial market through multiple U.S. locations including Decatur, AL, Gasdden, AL, Cleveland, OH and Lynchburg, VA.



WHY SUMTER?

Central Location is Key



South Carolina's transit system features five primary airports and 2,300 miles of rail lines with daily service. With five interstates and 41,000 miles of state highways, South Carolina boasts more highway miles per capita than any other state. The I-85, I-26, I-77, I-95 and I-20 interstate highways extend across the state and offer easy highway access in any direction.

Half of the United States population, about 130 million people, live within a one-day drive from South Carolina.



Population
1 mile: 470
5 mile: 32,015
10 mile: 81,320



Households
1 mile: 194
5 mile: 13,185
10 mile: 34,046



Avg. HH Income
1 mile: \$111,859
5 mile: \$75,244
10 mile: \$79,933

AIRPORT ACCESS		RAIL SERVICE
COLUMBIA METROPOLITAN AIRPORT (CAE)	CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT (CLT)	CSX & NORFOLK SOUTHERN
35+ nonstop daily flights throughout the U.S. 547M+ pounds of landed weight cargo - Averages 1.36M passengers served annually and provides services to 9 major airports in 8 cities - Largest air cargo operation in SC and home to FedEx and a UPS air hub	- Accessible from the Central SC Region in as little as a 60 minute drive via I-77 183 nonstop destinations throughout the world - Averages 1,600 aircraft movements and 43M passengers annually 24-hour access to the 200-acre Norfolk Southern Intermodal Facility which offers 6 freight delivery destinations	- CSX and Norfolk Southern operate approximately 2,300+ miles of track and both have intermodal facilities at the Port of Charleston - Norfolk Southern operates a bulk transfer facility in West Columbia, just 2 miles from I-26 and near CAE - CSX operates an automotive distribution center in West Columbia and boasts more than 325 miles in the Central SC Region

Market Overview | Q425

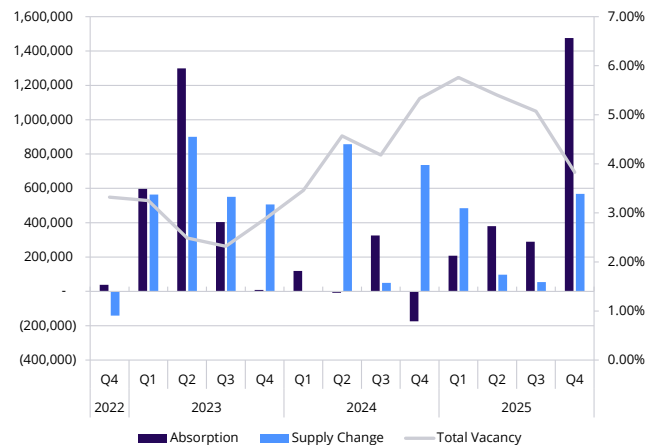
Sumter County is home to Shaw Air Force Base. The county has a population of 108,000 and a population of 1.2 million within a 45-mile radius.

For global industry, Sumter County offers strategic advantages including close proximity to major markets, manufacturers and top-tier suppliers as well as access to ports on the Eastern Seaboard, a skilled workforce, rapid transportation (market reach) and low operational costs. These advantages support success across multiple sectors such as manufacturing, aerospace and biomedical.

Sumter's accessibility is a primary factor in site selection for both businesses and residents and many are drawn to its convenient location. The region is halfway between the Port of Charleston and Inland Ports Greer and Dillon.



Market Graph



Vacancy fell to 5.46% with net absorption of 281,404 square feet concentrated in Class B warehouse spaces. Average asking lease rates continue to rise, reaching \$3.97 per square foot. The active construction pipeline of 806,500 square feet is concentrated in Aiken County, including Meta's 715,000-square-foot data center and a 66,000 square foot speculative warehouse.



Recent Transactions



Location

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KEY DISTANCES

Highway 25	±0.1 miles
Highway 56	±1.7 miles
I-520	±22.5 miles
Augusta Regional Airport	±23.1 miles
Augusta	±28 miles
I-20	±29.8 miles



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