



**COLDWELL BANKER
COMMERCIAL**



COMMERCIAL & LIGHT INDUSTRIAL LOTS

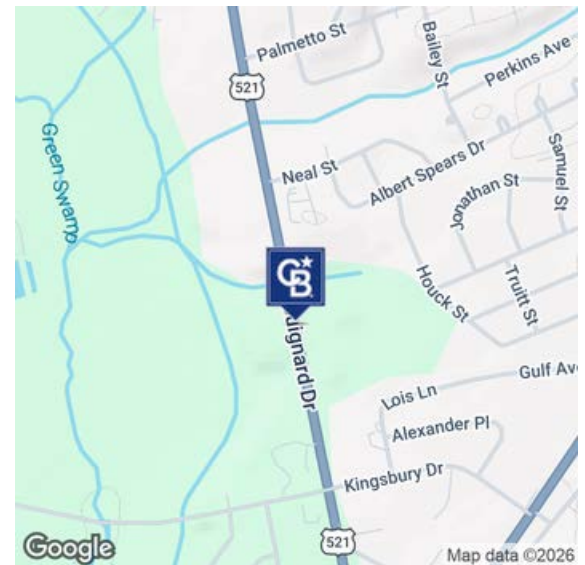
**SOUTH GUIGNARD DRIVE
SUMTER, SC 29150
CONTACT BROKER FOR PRICING**



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PROPERTY DESCRIPTION

Excellent opportunity for businesses looking to establish or expand their footprint in a business-friendly setting. This proposed commercial development offers 11 individual lots of varying sizes providing flexibility for a wide array of established businesses and is located just minutes from Pocotaligo Industrial Park (Continental Tire and eVac Magnetics) and Live Oak Industrial Park. Perfect for small to medium-sized businesses. Easy access from 5-lane S. Guignard Drive.



PROPERTY HIGHLIGHTS

- Varied lot sizes - frontage and secondary lots available
- Ideal for retail, wholesale, contractors, service, and light industrial uses
- Covenants to ensure park integrity and protect property values
- Will consider lease and build-to-suit for qualified tenants



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VIEW NORTH

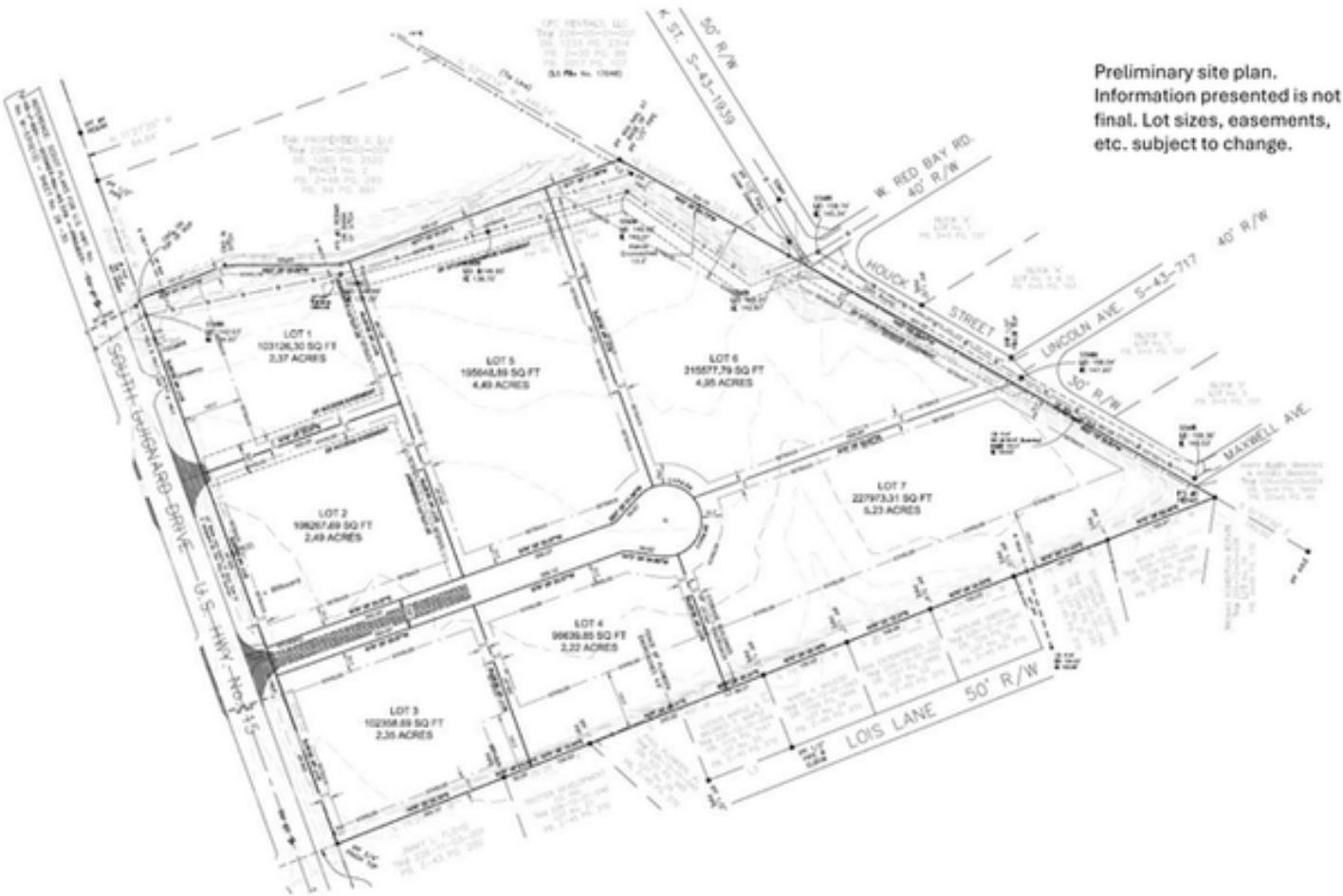
LOTS 8-11

**Business Park
LOTS 1-7**

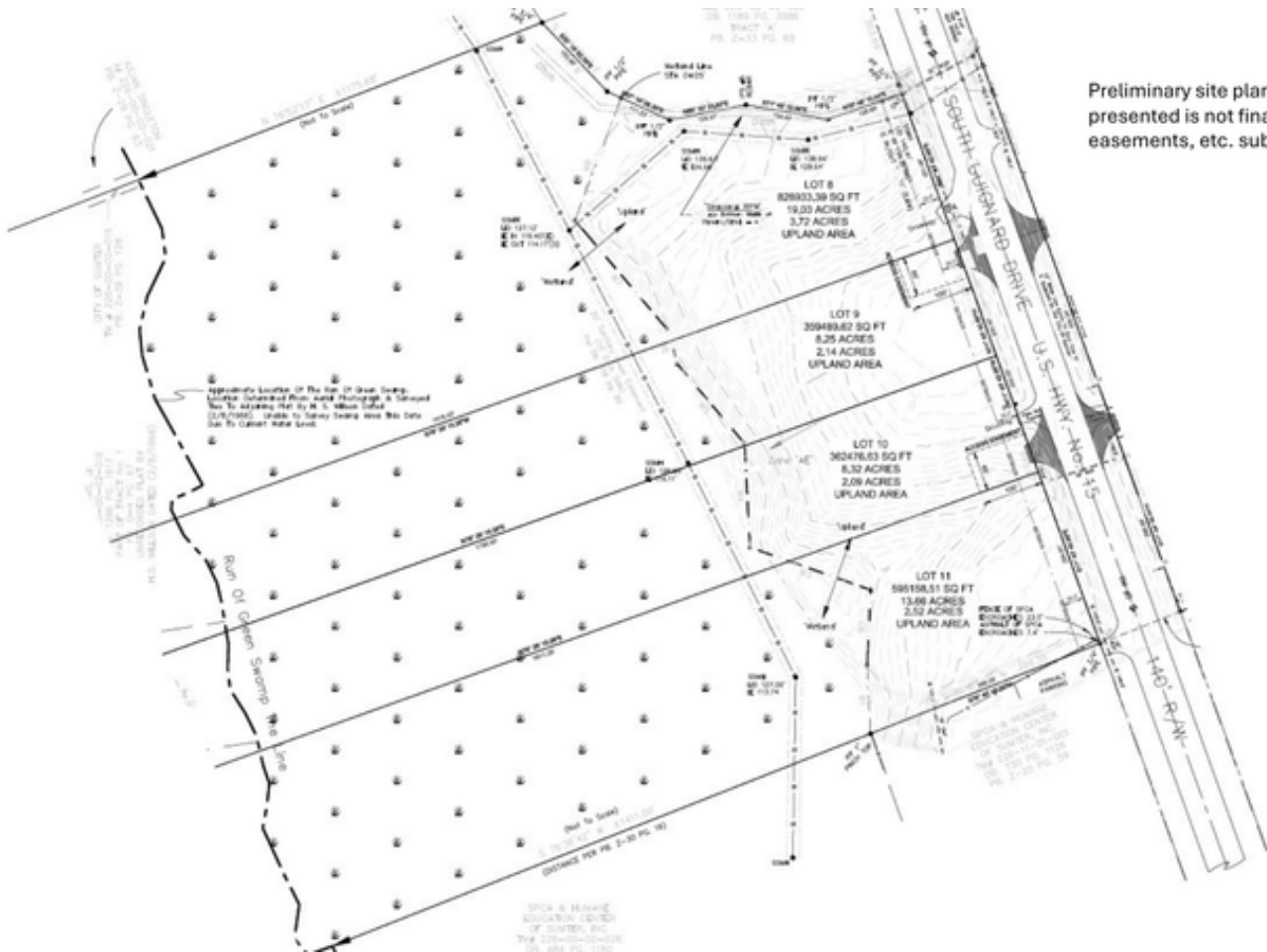
VIEW SOUTH

**Business Park
Lots 1 - 7**

**Lots 8 - 11
Here**

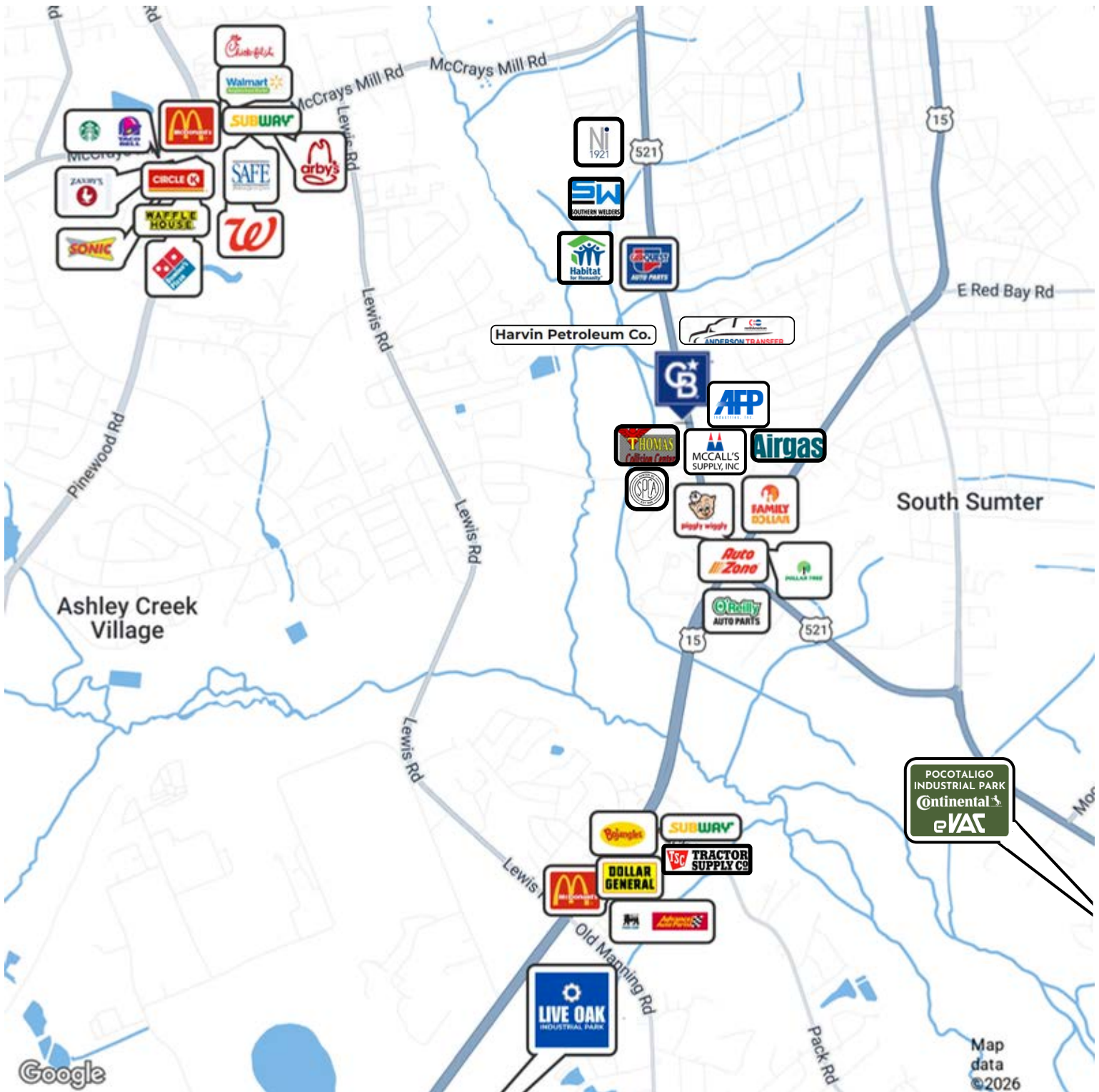


Preliminary site plan.
Information presented is not
final. Lot sizes, easements,
etc. subject to change.



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LOCATION DESCRIPTION

Commercial and light industrial use lots strategically located in a business-friendly area in Sumter, SC. Close to Downtown and industrial parks. Access to I-95 is a short drive away. Easy access from 5-lane South Guignard Drive.

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