

**FOR LEASE | 1150 CLIPPER RD | SUMTER, SC
INDUSTRIAL WAREHOUSE SPACE**

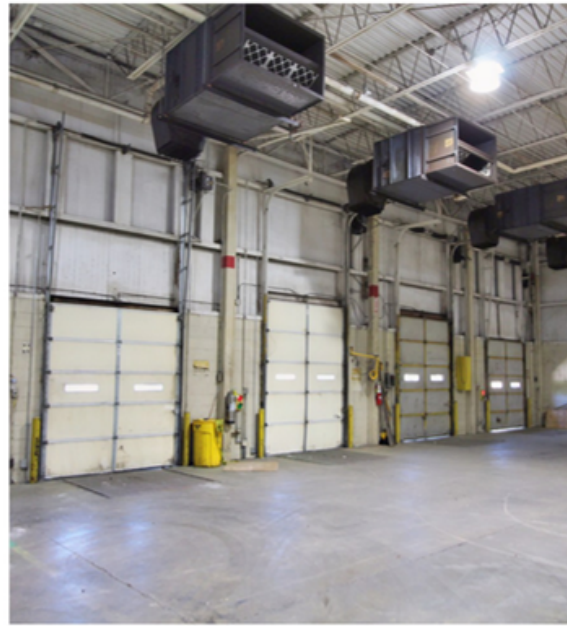
±141,000 SF AVAILABLE

SUBDIVISIBLE | OFFICE/WAREHOUSE

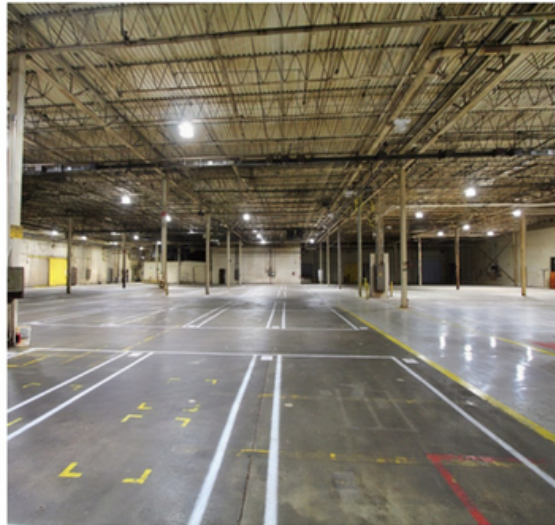


PROPERTY OVERVIEW:

Located at 1150 Clipper Road in Sumter's established Live Oak Industrial Park, this heavy industrial facility offers $\pm 141,000$ SF available within a 341,891 SF building on ± 66 acres. The property provides flexible warehouse and office space, heavy power, sprinkler coverage, multiple loading points, ample paved parking, municipal utilities, additional acreage, and room for future expansion or build-to-suit opportunities. Positioned within one of Sumter's proven industrial corridors, the site benefits from a strong manufacturing base, nearby industrial employers, access to a skilled regional workforce, and convenient connectivity to Columbia, Charleston, and the broader Southeast.

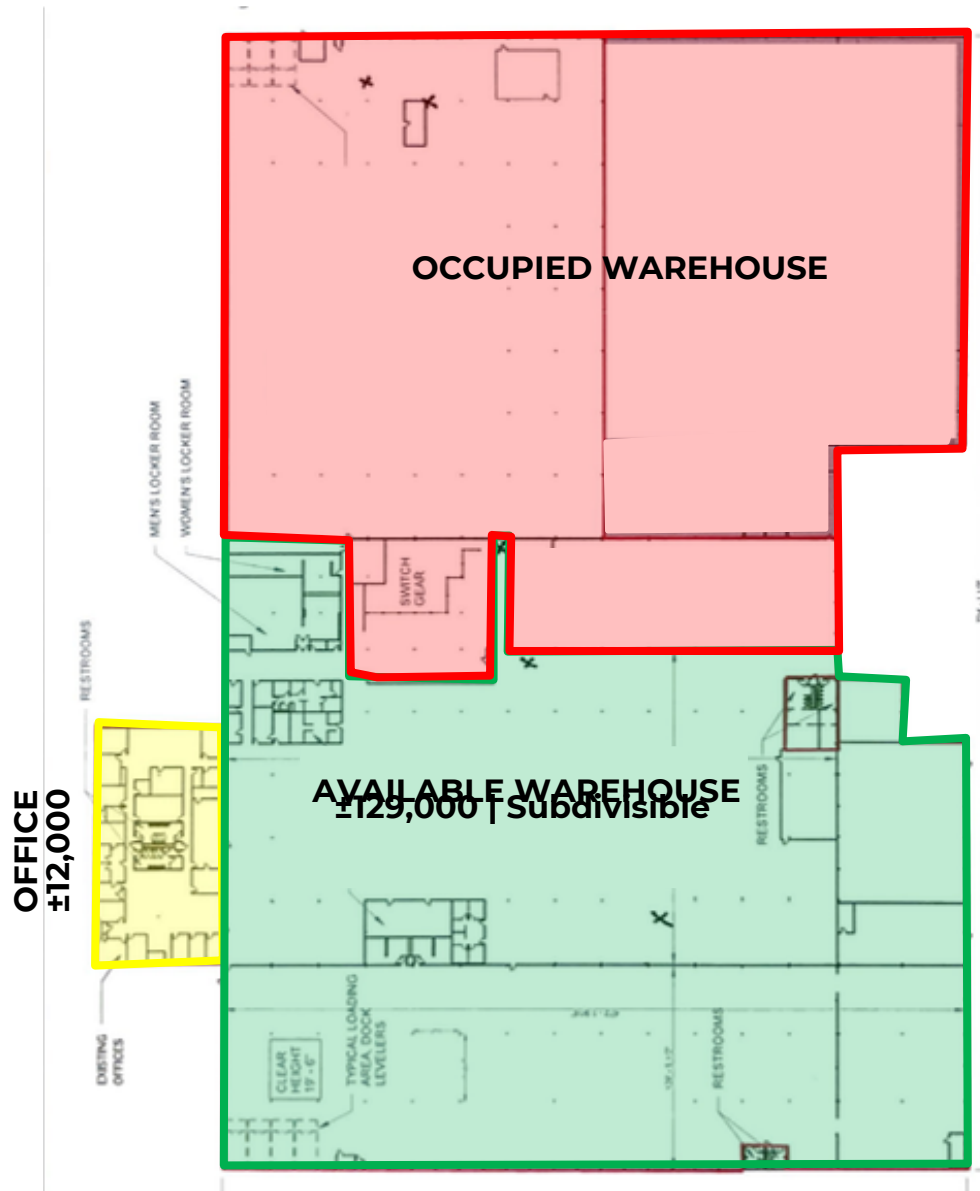


PROPERTY *DETAILS:*



- **Total Building SF:** ±341,981
- **Available SF:** ±141,000
 - **Warehouse Space:** ±129,000 | Subdivisible
 - **Office Space:** ±12,000 SF
- **Lot Acreage:** ±66 Acres
- **Zoning:** HI-Heavy Industrial
- **Sprinklers:** 100% Wet System
- **Flooring:** 8" Reinforced Concrete
- **Column Spacing:** 30'x40' and 30'x43'
- **Roof:** Brand New Roof Coating
- **Parking:** 400+ Paved Spaces
- **Ceiling Height:** 19'6" Clear Height
- **Lighting:** New Motion Sensor LED
- **Water & Sewer:** Municipal
- **Gas:** Dominican
- **Dock High Doors:** 4
- **Drive In Doors:** 4
- **Power:** Supplied by Duke Energy
 - Onsite 115KV Substation, 480/227V, 3Phase Power
 - Two 2000A GE Switchgears
 - Two 2500A Square D Switchgears

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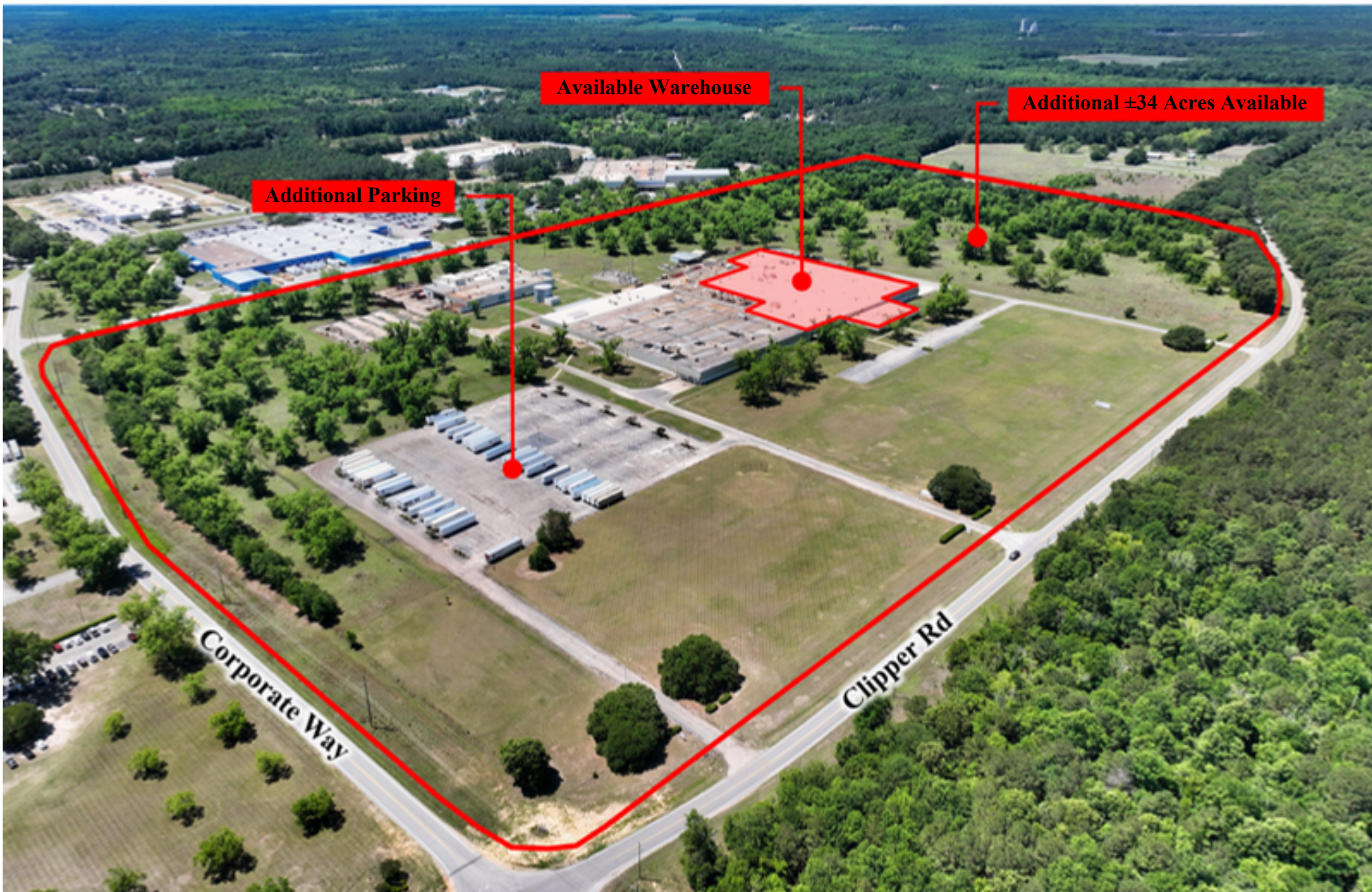
LOCATION DETAILS:

SUMTER, SOUTH CAROLINA:

Sumter County has built a strong reputation as a manufacturing and industrial market, with more than 85 manufacturing and industrial facilities operating across a diverse range of sectors. Key industries include advanced manufacturing, logistics and distribution, food processing, metals, machinery, electrical/electronics, packaging, wood and paper products, and defense-related activity. Major area employers include Continental Tire, Pilgrim's, Becton Dickinson, Thompson Construction Group, Eaton Electrical, SKF, Sumter Packaging, and Shaw Air Force Base, reflecting the depth and stability of the local industrial economy.



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