

31 PLOWDEN MILL ROAD, SUMTER, SC

±67,410 SF

FOR SALE OR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$3.75
PSF NNN

FOR SALE:

\$3,200,000
(\$47.47/SF)

VIEW LISTING

VIRTUAL TOUR

southeastindustrialproperties.com

PROPERTY HIGHLIGHTS

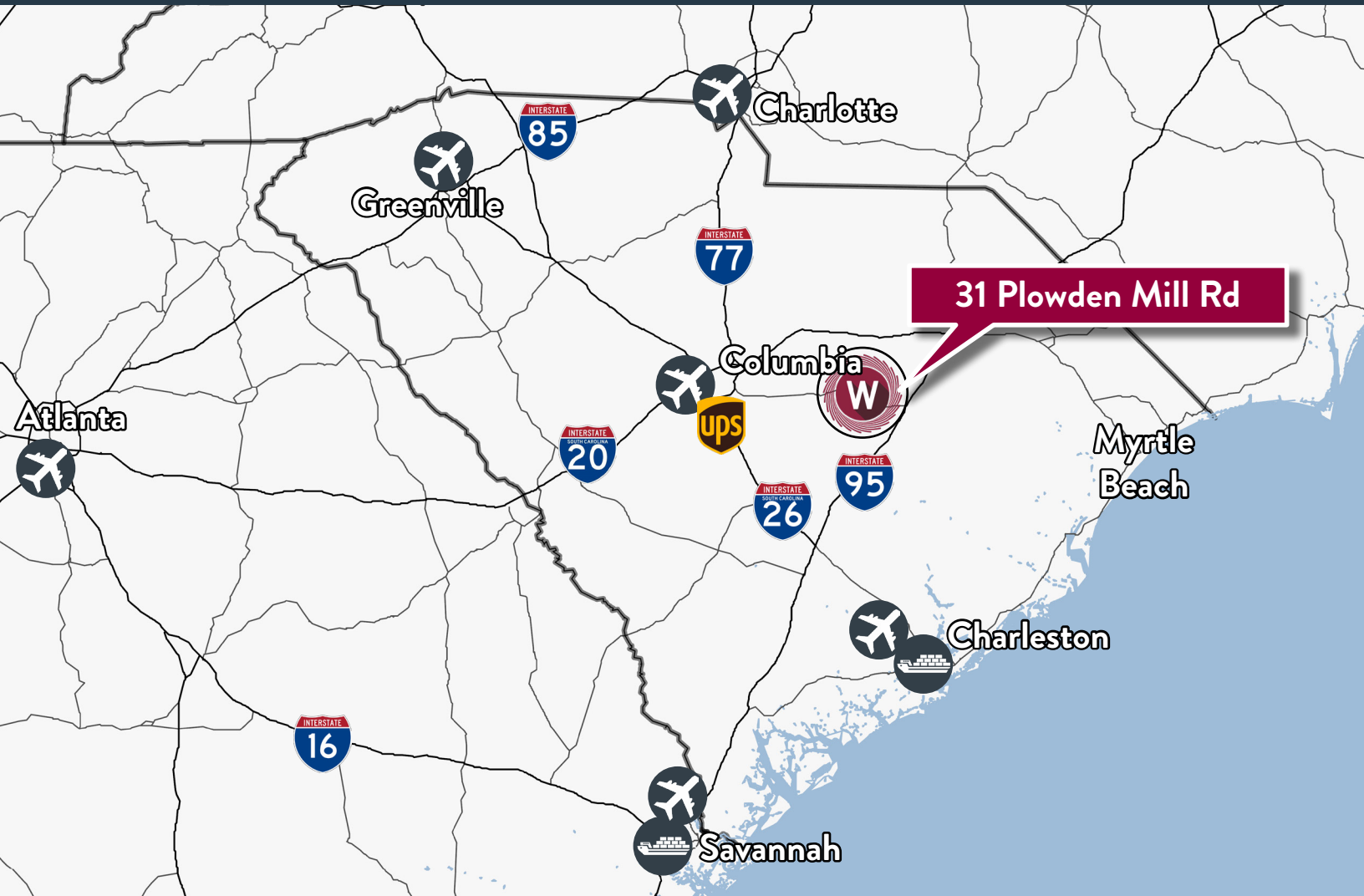
- Building Area:
±67,410 SF TOTAL
±5,680 SF office space
- Available Area: ±67,410 SF
- Site: ±3.88 acres fenced
- Clear Height: 18'3" - 20'3"
- Sprinkler: 100% wet
- HVAC: 100% heated and cooled
- Construction:
Walls: Insulated concrete block
Roof: Built-up
Floors: 6" concrete
- Parking: ±26 vehicle parking spaces
- Fenced outdoor storage
- Truck Loading: 6 dock-high doors (10'x10')
- Tax ID: 250-03-01-005
- Year Built: 1965

Colliers

CHUCK SALLEY, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

THOMAS BEARD, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

JOHN PEEBLES, SIOR
Vice President
+1 803 401 4226
john.peebles@colliers.com



THE AREA

Located in Sumter County, the site is situated in the heart of South Carolina. With more than 75 industrial and manufacturing facilities, Sumter County offers a low cost of living and high paying jobs among a growing population.

DISTANCE

Interstate 95	±15 miles
Interstate 20	±30 miles
Interstate 77	±41 miles
Interstate 26	±47 miles
Columbia Metropolitan Airport	±54 miles
Port of Charleston	±104 miles

PROPERTY FEATURES



CLEAR HEIGHT
18'3" - 20'3"



SPRINKLERS
100% wet



ACRES
±3.88 fenced



HVAC
100% heated and cooled concrete block facility



LIGHTING
Fluorescent



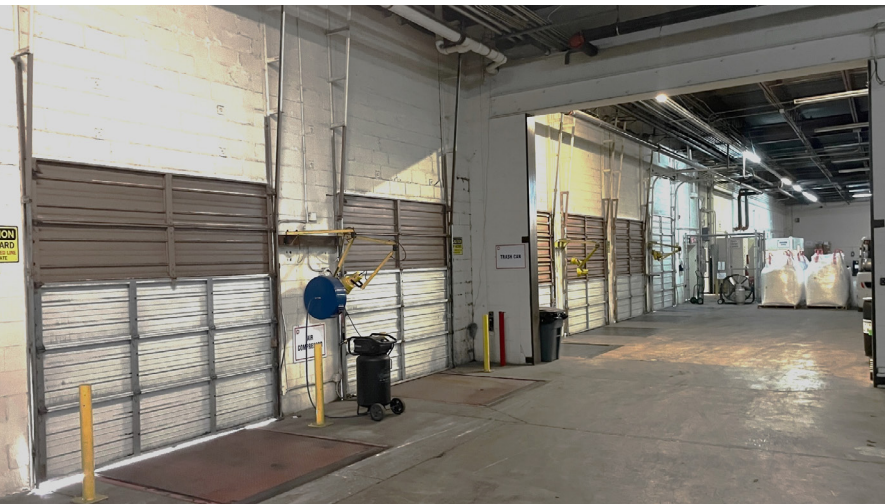
DOCKS
6 dock-high doors



PARKING
±26 vehicle parking spaces

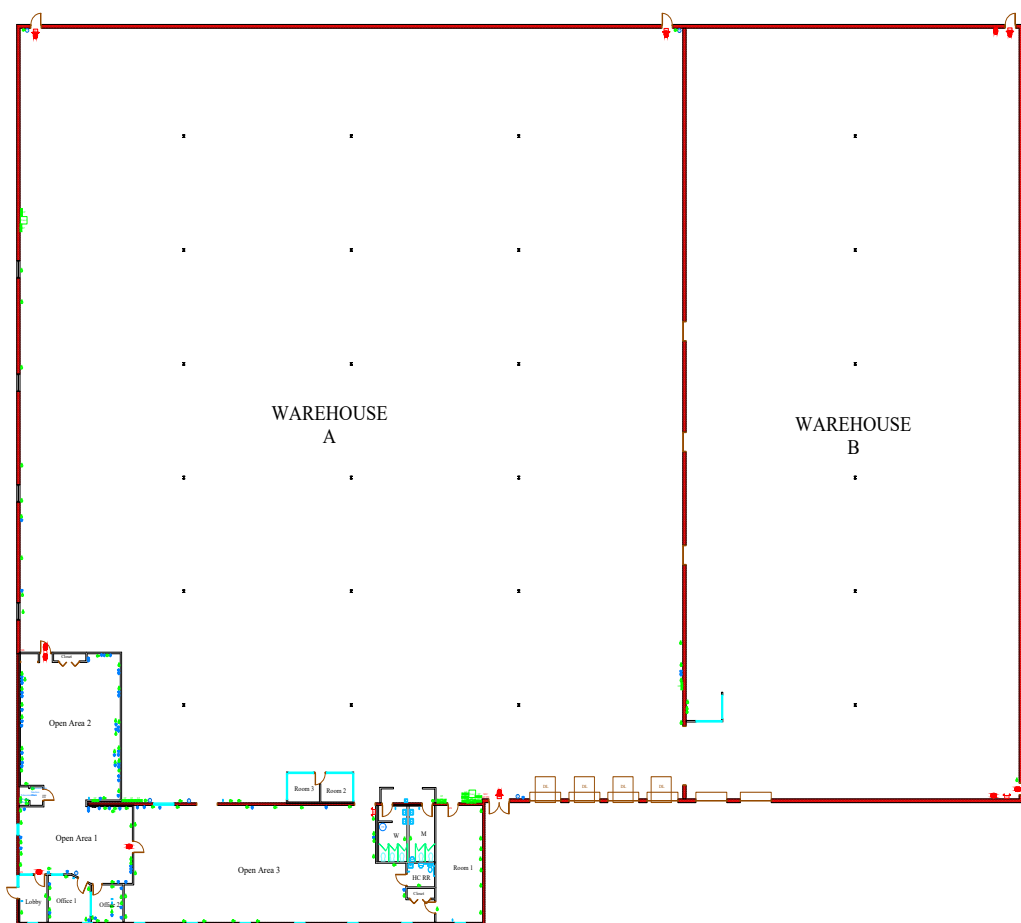


POWER
600 amp main service



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