

FOR LEASE

105 EAST NEWBERRY AVENUE

Sumter, SC 29150



PROPERTY DESCRIPTION

Industrial building zoned LI-W, ideally suited for a variety of light industrial users. Recent upgrades include a new roof, new insulation, and new siding on half of the structure. The building features two 10' roll-up doors for efficient loading and access, four private offices, two restrooms, a breakroom, and a common area to support both administrative and operational functions.

Access is secure with a gated entrance shared with Carolina Filters. The property offers ample parking and a rear entrance for additional flexibility. A solid opportunity for businesses seeking functionality, accessibility, and a professional setting in a strategic Sumter location.

OFFERING SUMMARY

Lease Rate:	\$4,500.00/Month (NNN)
Available SF:	10,000 SF
Lot Size:	0.96 Acres
Roll up Doors:	2 12' doors

Jay Davis, CCIM, SIOR
(803) 934-6597

John Parker
(803) 468-3135

Heather Tickel
(803) 778-1139



**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

ADDITIONAL PHOTOS

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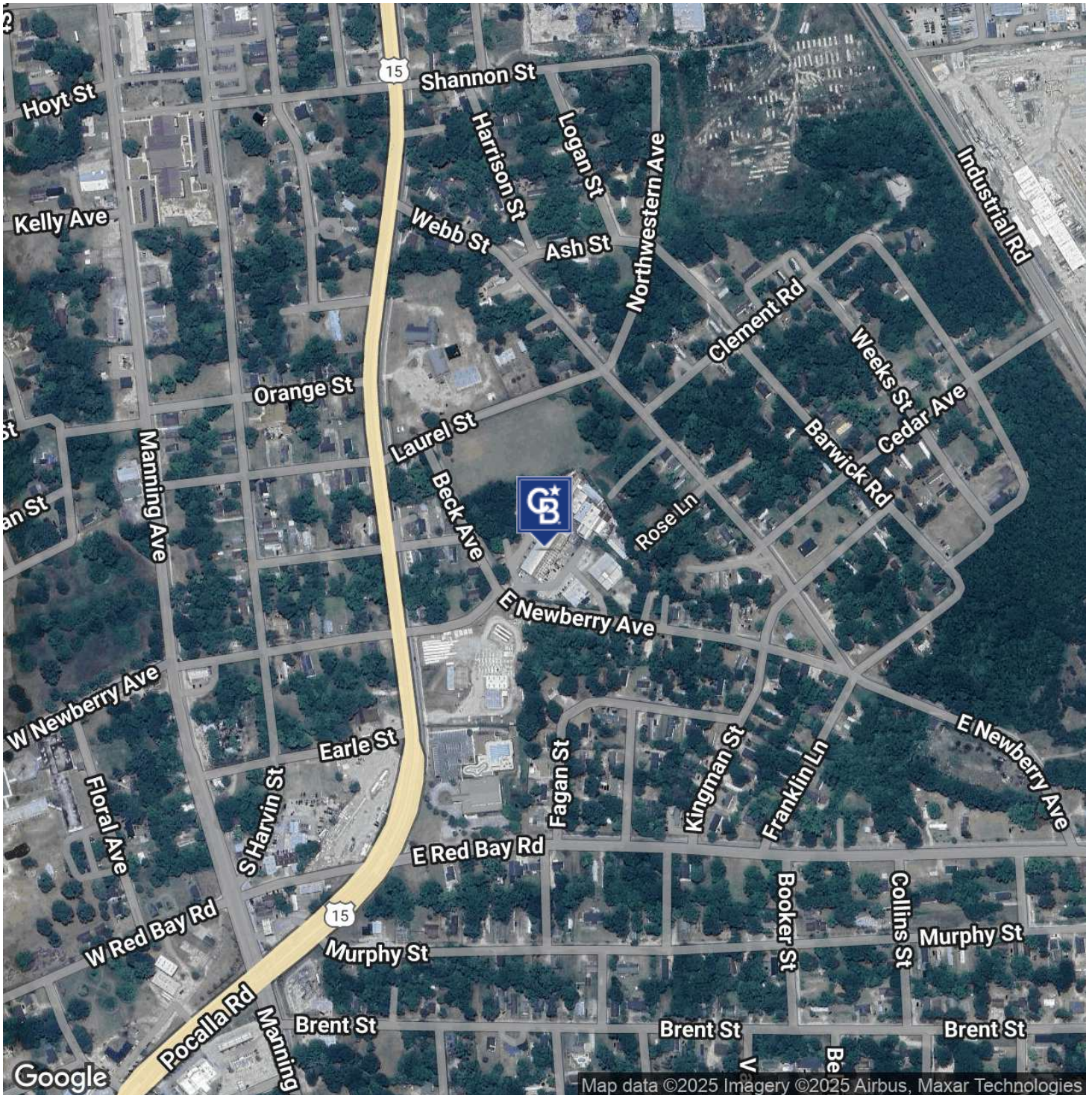


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LOCATION MAP

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