



AVAILABLE FOR LEASE

1150 CLIPPER ROAD, SUMTER, SC 29154

HIGHLIGHTS

- Main building is a total of approximately 341,891 SF situated on 100 acres.
- Approximately 165,327 SF available 7/1/2022, approximately 300,00 SF available 1/1/2023
- Renovated in 2022 with new LED lights, removing interior walls and cleaning.
- 19'6" - 22'4" clear height
- Primarily 30' x 40' column spacing
- Eight dock high doors with levelers, seals and lights

PROPERTY DESCRIPTION

Former metal fabrication facility with heavy power

LOCATION DESCRIPTION

Located 10 miles west of I-95 via Highway 521 (exit 122)
Located 88 miles north of the Port of Charleston
Located 53 miles east of Columbia Metropolitan Airport

SUMMARY

Lease Rate:	\$3.25 PSF/year (NNN)
Operating Expenses:	\$1.65 PSF
Available SF:	300,000 SF
Lot Size:	100 acres
Building Size:	341,891 SF

CONTACT



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The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.



SPECIFICATIONS

YEAR OF CONSTRUCTION: 1974 and 2014

SIZE: 341,891 SF main production building

AVAILABLE SF: Approximately 165,327 SF available 7/1/2022, approximately 300,00 SF available 1/1/2023

DIMENSIONS: Approximately 475' X 730'

ACREAGE: Approximately 99.79

FLOORS: 8" reinforced concrete

WALLS: 8' of concrete block and insulated metal panels above

COLUMNS: Steel

COLUMN SPACING: 30' x 40' & 30' x 43'

ROOF: Built-up tar and gravel

CEILING HEIGHT: Primary 19'6" clear throughout with 22'4" clear in heat treat area

LIGHTING: T8 fluorescent & LED

WATER: Supplied by the City of Sumter

SEWER: Supplied by the City of Sumter

POWER: supplied by Duke Energy

-On-site 115KV substation, 480/277V, 3 phase power

-Two 2000A GE switchgear

-Two 2500A Square D switchgear

HVAC: All areas are heated and cooled with Trane rooftop-mounted package units except the heat treat area. Several roof mounted units in the plant are inoperable.

BOILER: Two natural gas-fired boilers

COMPRESSORS: Three 300HP air compressors with compressed airlines throughout the manufacturing area

SPRINKLER: 100% Wet with a 300,000 above groundwater storage tank

OFFICE: Approximately 12,327 SF of main office space

RESTROOMS: Numerous men's and women's restrooms are located throughout the office and plant

TRUCK LOADING: Eight 8' x 8' and 8' x 10' electric dock high doors with levelers, seals, and lights

Fourteen electric drive-in doors ranging in size from 12' x 12' and 14' x 12'

PARKING: Paved parking for 580 cars

ZONING: HI - Heavy Industrial

CONTACT

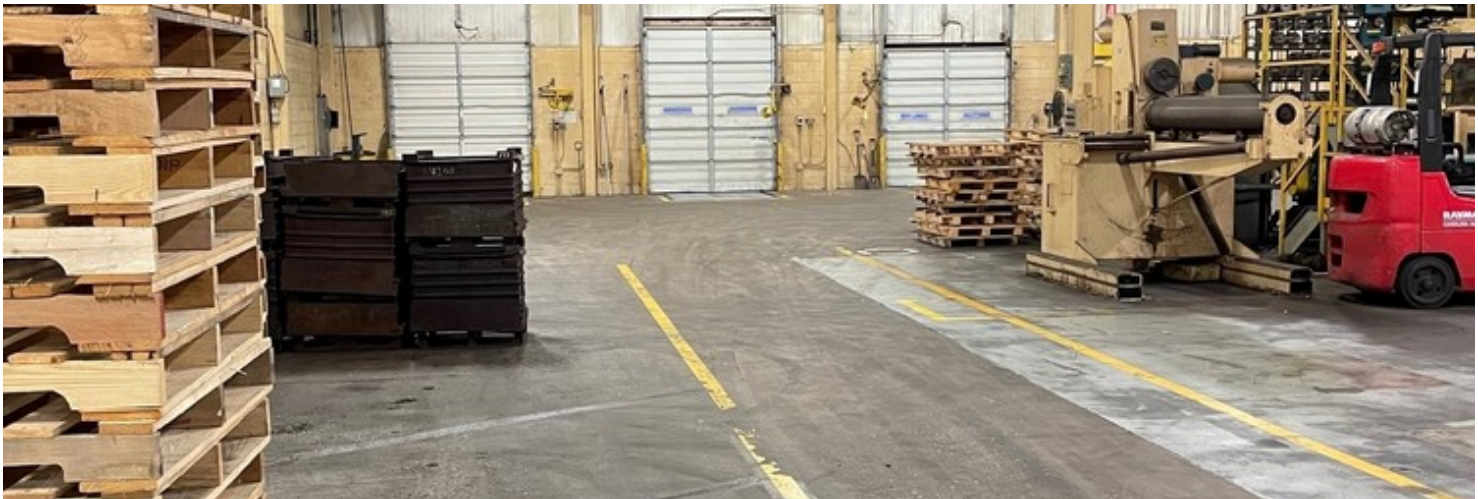


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