

FOR LEASE > ±65,863 SF + FOR SALE > ±172,863 SF



# Industrial Space in Sumter

2630 HIGHWAY 15 SOUTH, SUMTER, SOUTH CAROLINA 29154



## Property Information

**Site:** ±30.66 acres consisting of a ±24.96 acre parcel and a ±5.7 acre parcel

**Building:** ±172,863 SF TOTAL

**Available for lease:** ±65,863 SF (includes ±11,000 SF office)

**Zoning:** Industrial

**Year Built:** 1978 (Expansions in 1981, 1988 and 2009)

**Ceiling Heights:** 20' to 21'10" clear below the main beams

**Column Spacing:** 36'x40' | 40'x40'

**HVAC:** 100%

**Sprinkler:** 100% sprinklered with a wet system

**Doors:** 2 Dock High (9'x10')  
2 Drive In Doors (14'x16')

**Parking:** 158 Paved, Marked and Lighted Spaces

**Construction:**

*Floors:* 6" concrete floor slabs reinforced with 6x6x10/10 wwm over 4 mil polyethylene vapor barrier and a 4" crushed stone base

*Walls:* 8" painted concrete block to a height of 8' with the balance being metal sandwich panels

*Columns:* 10" steel H

*Roof:* Single ply membrane roof system over rigid insulation over 22 gauge metal deck; exterior roof drains (Transferable warranty through 2022)

**Utilities:** All Utilities Available

**Lighting:** T-8 Light fixtures with motion sensors

**Price:** \$3.25 PSF NNN Lease Rate  
Call for Sales Price

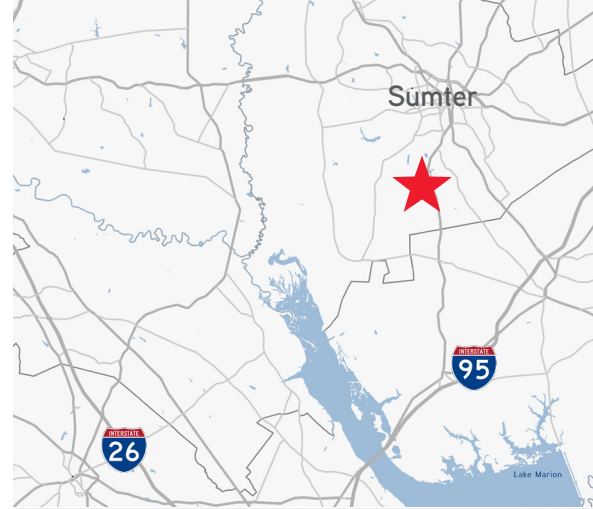
CHUCK W. SALLEY, SIOR  
803 401 4266 DIRECT  
chuck.salley@colliers.com

DAVE MATHEWS, SIOR  
803 401 4293 DIRECT  
dave.mathews@colliers.com

THOMAS BEARD  
803 401 4247 DIRECT  
thomas.beard@colliers.com

COLLIERS INTERNATIONAL  
1301 Gervais Street, Suite 600  
Columbia, South Carolina 29201  
www.colliers.com

# 2630 Highway 15 S



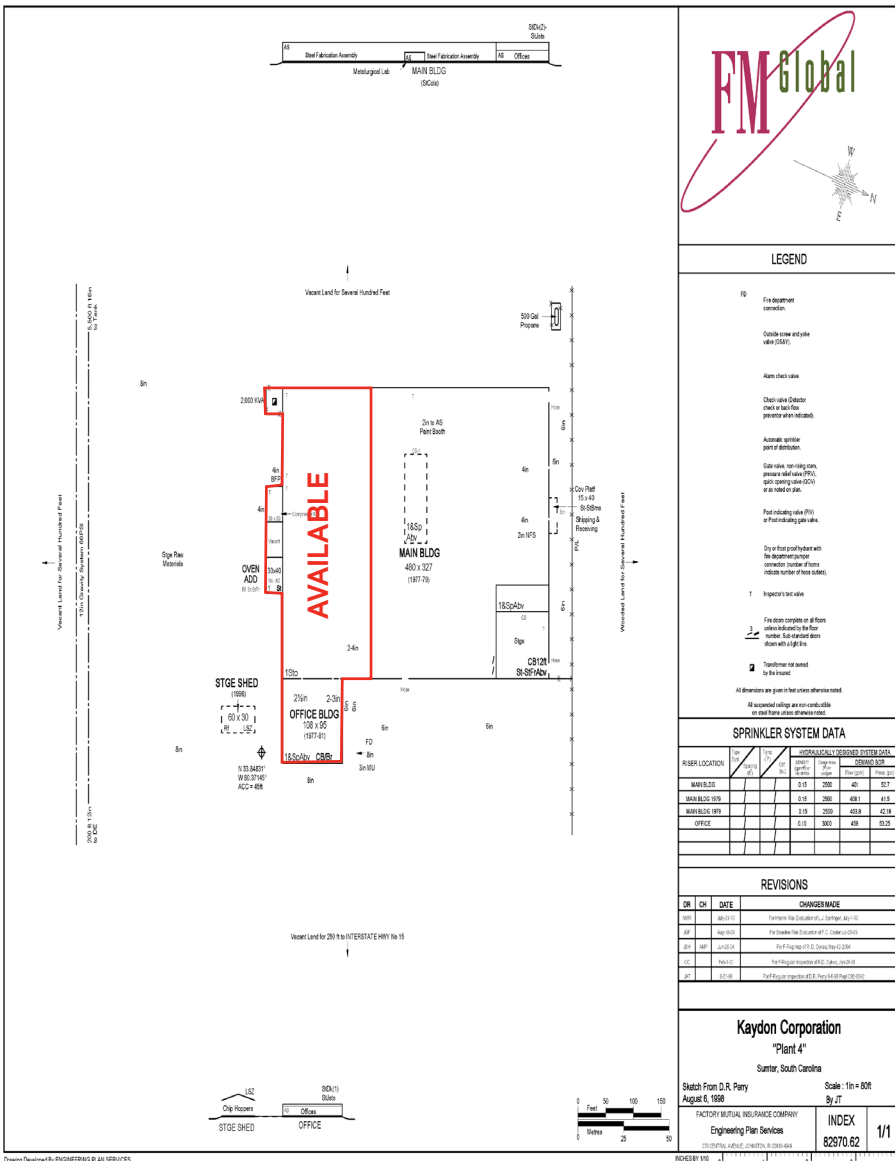
## Contact Us

CHUCK W. SALLEY, SIOR  
803 401 4266 DIRECT  
[chuck.salley@colliers.com](mailto:chuck.salley@colliers.com)

DAVE MATHEWS, SIOR  
803 401 4293 DIRECT  
[dave.mathews@colliers.com](mailto:dave.mathews@colliers.com)

THOMAS BEARD  
803 401 4247 DIRECT  
[thomas.beard@colliers.com](mailto:thomas.beard@colliers.com)

COLLIERS INTERNATIONAL  
1301 Gervais Street  
Suite 600  
Columbia, South Carolina 29201  
[www.colliers.com](http://www.colliers.com)



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