



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 272,561 SF available
- 19'6" - 22'4" clear height
- Primarily 30' x 40' column spacing
- Eight dock high doors with levelers, seals and lights
- Renovated in 2022 with new LED lights, removal of interior walls and cleaning

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:	\$1.22 PSF
Available SF:	272,561 SF
Lot Size:	100 acres
Building Size:	341,891 SF

CONTACT



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SPECIFICATIONS

YEAR OF CONSTRUCTION: 1974 and 2014, (renovated 2022)

SIZE: 341,891 SF main production building

AVAILABLE SF: Approximately 272,561 SF available

ACREAGE: Approximately 99.79

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

OFFICE: Approximately 12,327 SF of main office space

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

LIGHTING: T8 fluorescent & LED

WATER: Supplied by the City of Sumter, 10" main line size

SEWER: Supplied by the City of Sumter, 10" main line size

POWER: supplied by Duke Energy

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

-Two 2000A GE switchgear

-Two 2500A Square D switchgear

NATURAL GAS: Supplied by Dominion Energy. 4" high-pressure steel main line with a 2" steel line from the main to the building

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.

BOILERS: Two natural gas-fired boilers

COMPRESSORS: Air Compressors have been removed but compressed airlines throughout the manufacturing area

SPRINKLER: 100% Wet with a 300,000 gallon above ground water storage tank

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

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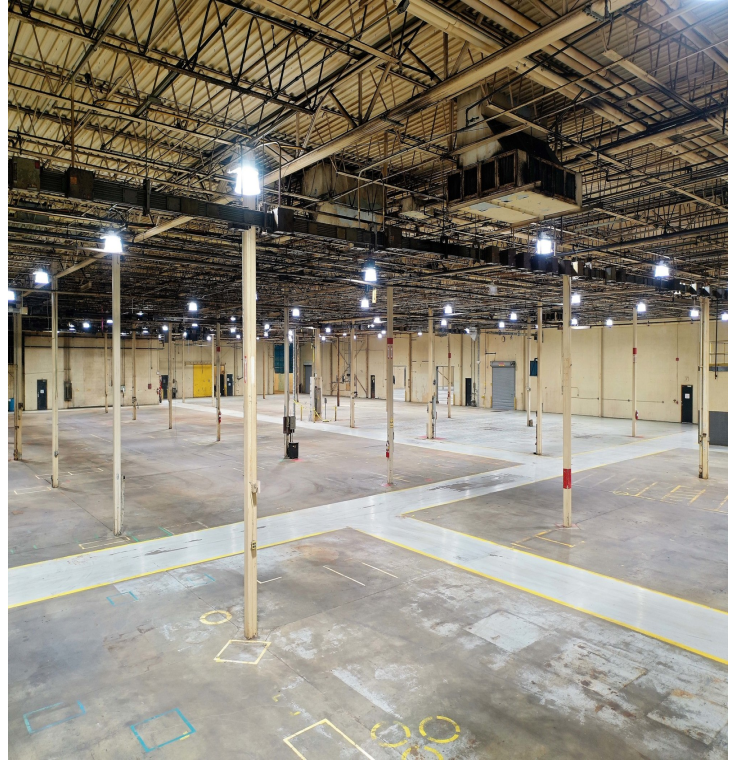
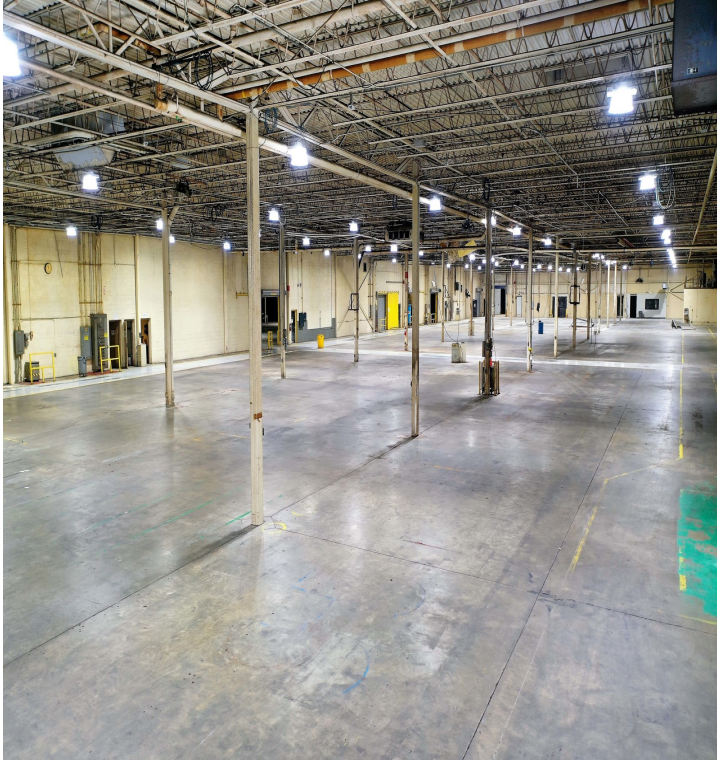
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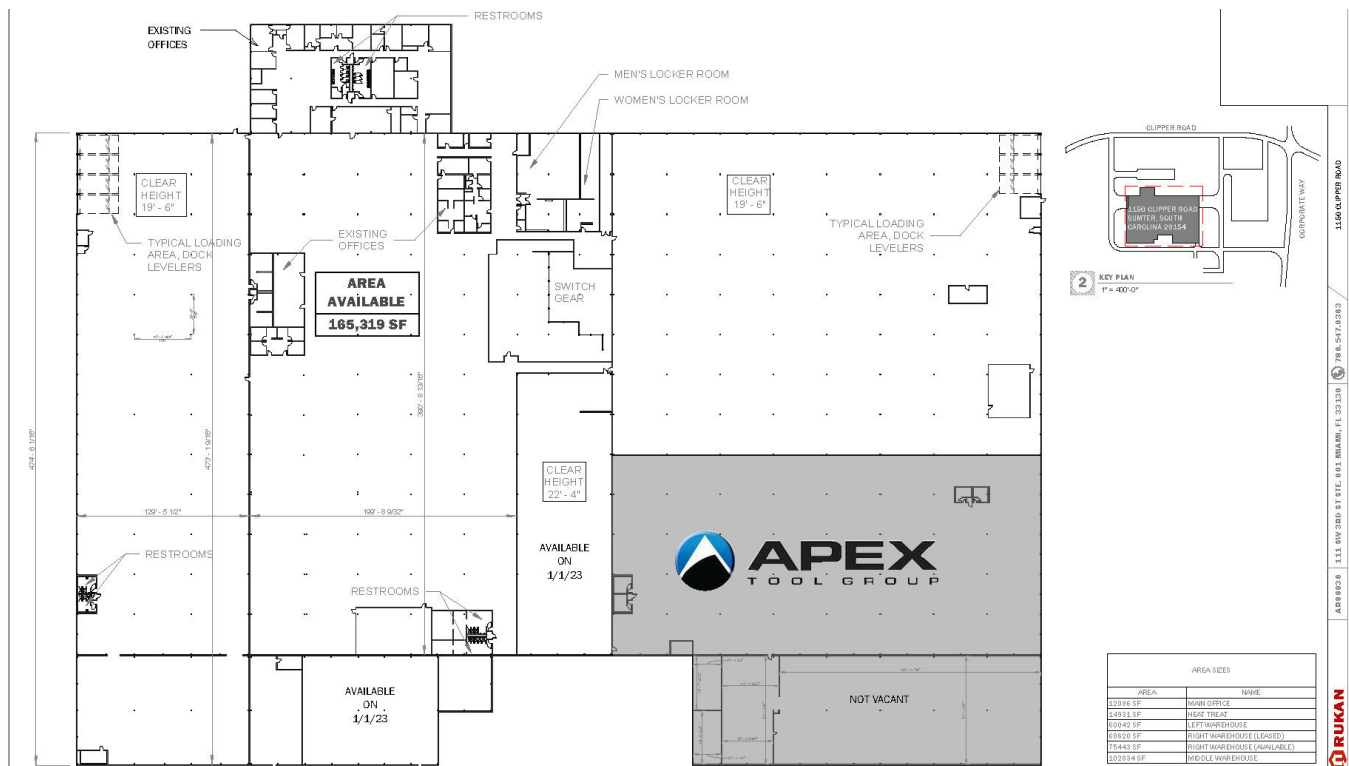
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