

2630 HIGHWAY 15 SOUTH, SUMTER, SC

**±172,863 SF**

**FOR SALE**

**±21,048 - ±81,295 SF**

**FOR LEASE**

±30.66 acres

±81,295 SF

±21,048 SF



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**SALE PRICE:**

**\$7,900,000 (\$45.70/SF)**

**LEASE RATES:**

WAREHOUSE (81,295): \$3.75 PSF NNN  
OFFICE (21,048): \$6.00 PSF NNN

**PROPERTY HIGHLIGHTS**

- Building area:  
±172,863 SF TOTAL
- Available areas:  
Warehouse A (portion): ±21,048 SF  
(includes 10,500 SF office)  
Warehouse B: ±81,295 SF  
(includes ±1,102 SF of office space)
- Site: ±30.66 acres
- Clear height: 20'-21'10"
- Paved trailer parking/outdoor storage:  
±1.8 acres
- Construction:  
Walls: 8" concrete block  
Roof: Single ply membrane over rigid  
insulation over 22 gauge metal deck;  
exterior roof drains  
Floors: 6" concrete

WATCH VIDEO

**Colliers**

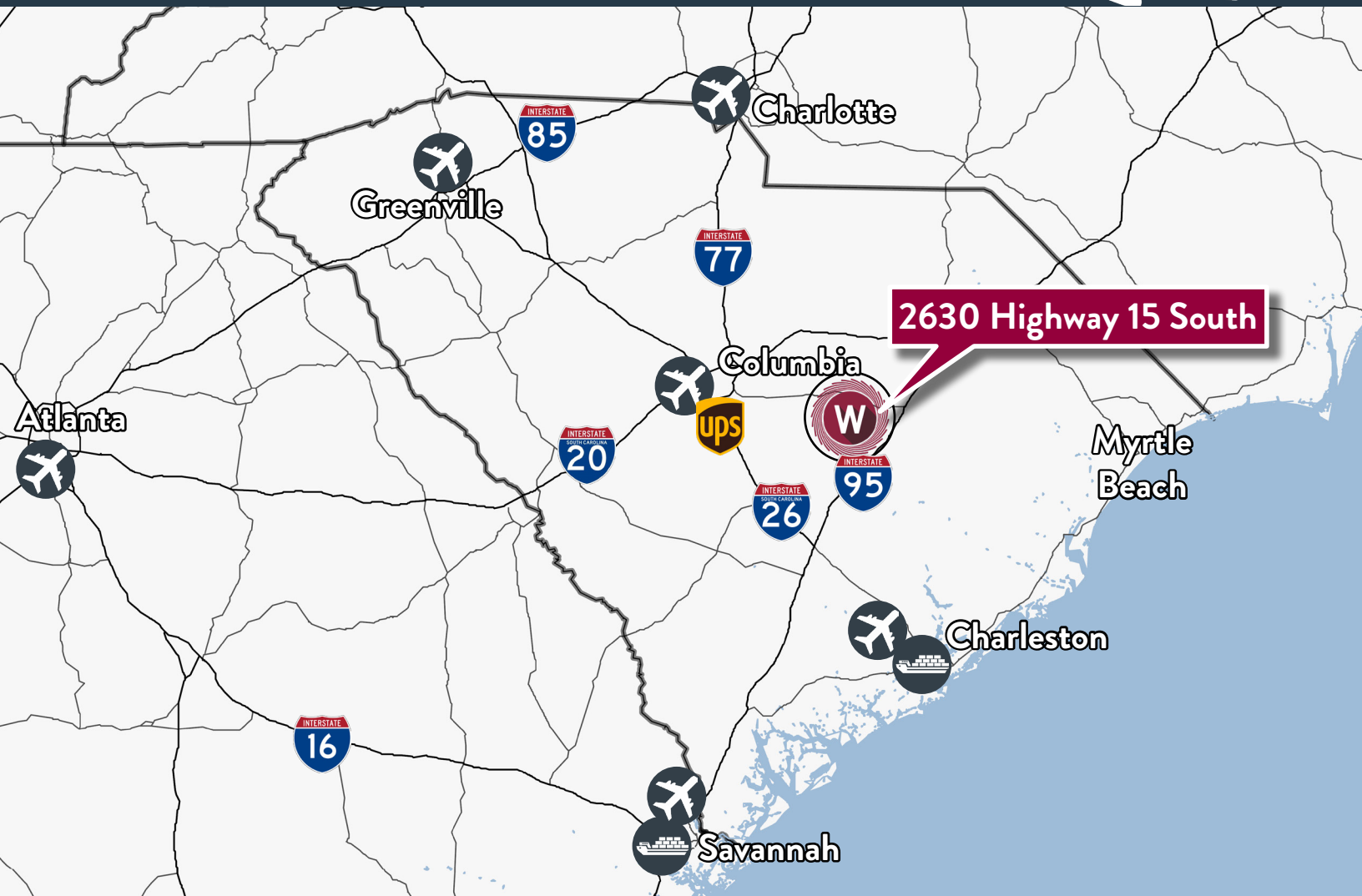
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**VIEW LISTING**

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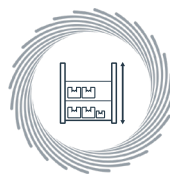
**THE AREA**

Located in central South Carolina, Sumter County is home to Shaw Air Force Base. The county has a population of 108,000 and a population of 1.2 million within a 45-mile radius. For global industry, Sumter County offers strategic advantages including: close proximity to major markets, manufacturers and tier suppliers as well as ports on the Eastern Seaboard; a skilled workforce; rapid transportation and market reach; and lower costs of operation. These advantages support success across multiple sectors such as manufacturing, aerospace and biomedical. Learn more on the [Sumter Edge website](#).

**DISTANCE**

Interstate 95	±16 miles
Interstate 20	±38 miles
Interstate 77	±54 miles
Interstate 26	±50 miles
Columbia Metropolitan Airport	±52 miles
Port of Charleston	±96 miles

**PROPERTY FEATURES**



**CLEAR HEIGHT**  
20' - 21'10"



**SPRINKLERS**  
100% wet



**COLUMN SPACING**  
40'x30'  
(predominant)



**LIGHTING**  
T-8 fixtures with motion sensors



**DOCKS**  
4 dock-high doors (9'x10')  
3 drive-in doors (14'x16')



**UTILITIES**  
Gas: 2" line  
Water: 12" main  
Sewer: 8" main



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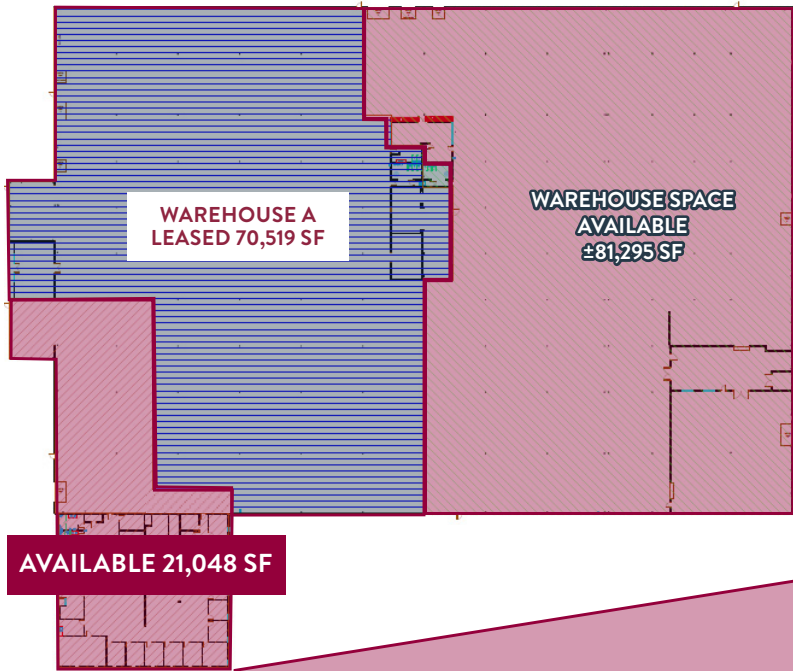
WATCH VIDEO

VIRTUAL TOUR

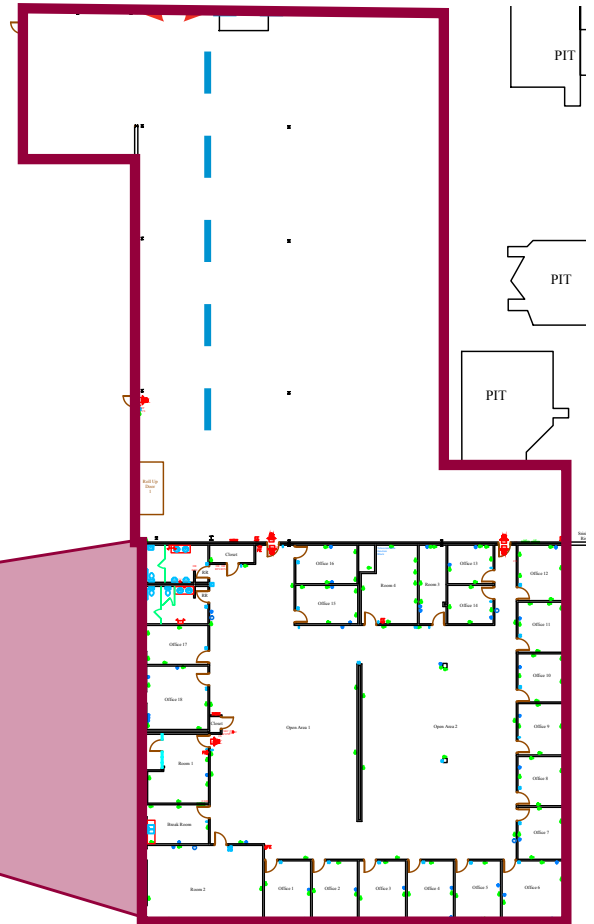
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### FLOOR PLAN



### OFFICE



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