



A First Class Opportunity in
FLORENCE, SOUTH CAROLINA

Pristine, one-story, 423,581 sq. ft. building
on 49 acres in

FLORENCE, SOUTH CAROLINA

Additional 35 acres available

CONSTRUCTION:

6" – 12" reinforced concrete floors;
ceiling heights from 30' to 43'; steel
columns spaced 50' x 50'; insulated
metal walls; new roof added in 2007

UTILITIES:

Electric provided by Progress
Energy; gas provided by SC Pipeline
Corporation; water and sewer provided
by City of Florence; 10,000 gallon waste
water pre-treatment facility

LIGHTING:

277 volt metal halide

SPRINKLER:

100% wet system

OFFICE SPACE:

26,625 sq. ft. of modern, two-story
office space featuring reception area,
product display and conference room,
executive offices and administrative
areas

COMPRESSED AIR:

Three Ingersoll-Rand
compressors

TRUCK LOADING:

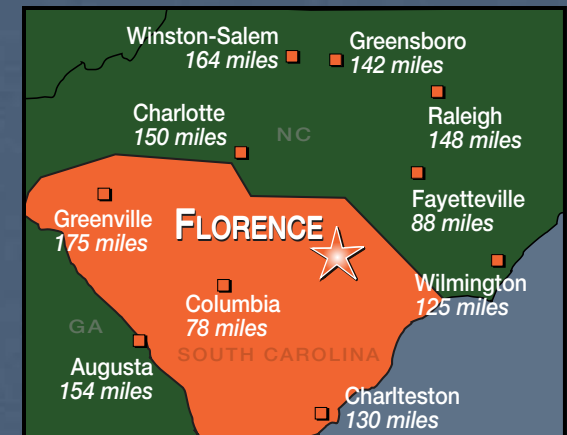
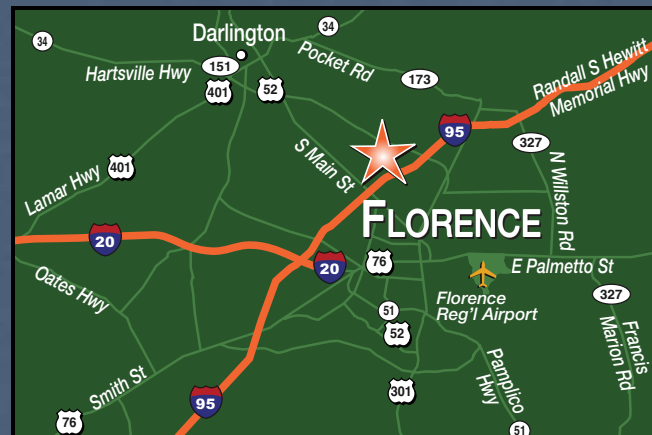
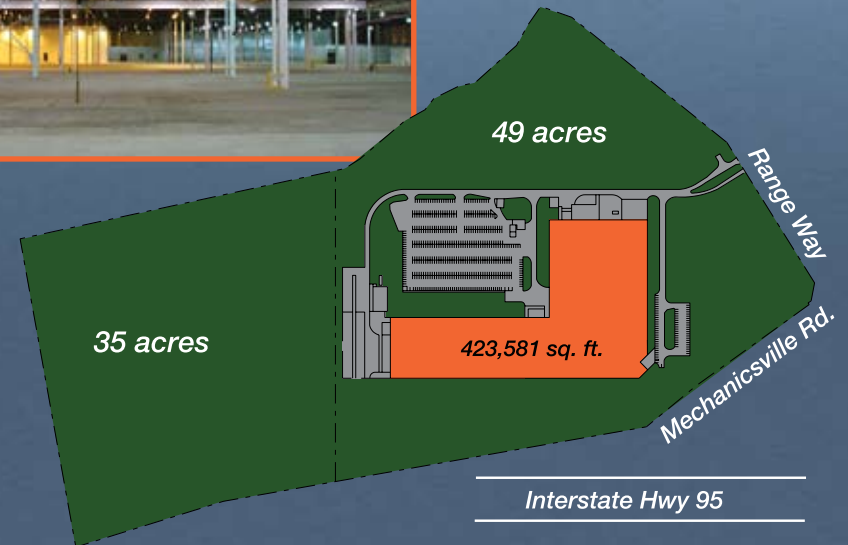
27 dock-high doors and two
10' x 10' drive-in doors –
all equipped with dock levelers;
One interior 15' x 70' dock-high trailer well

CRANES:

One 35-ton crane; one 25-ton crane; two
20-ton cranes; four 10-ton cranes; a 5-ton
monorail and a 3-ton jib crane

LOCATION:

Strategically located, the property fronts
Interstate 95 and provides convenient
access to Interstate 20 and Florence
Regional Airport



For complete details contact:



BINSWANGER

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