

100 PERFECTION WAY,
TIMMONSVILLE, SC

±63,237 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$3.25
PSF NNN

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southeastindustrialproperties.com

PROPERTY HIGHLIGHTS

- Building Area:
±180,000 SF TOTAL
- Available Area: ±63,237 SF
- Site: ±19.5 Acres
- Column Spacing: 30' X 50'
- Construction:
Walls | Metal with partial masonry facade
Floors | Concrete ±6"
Roof | Standing seam metal

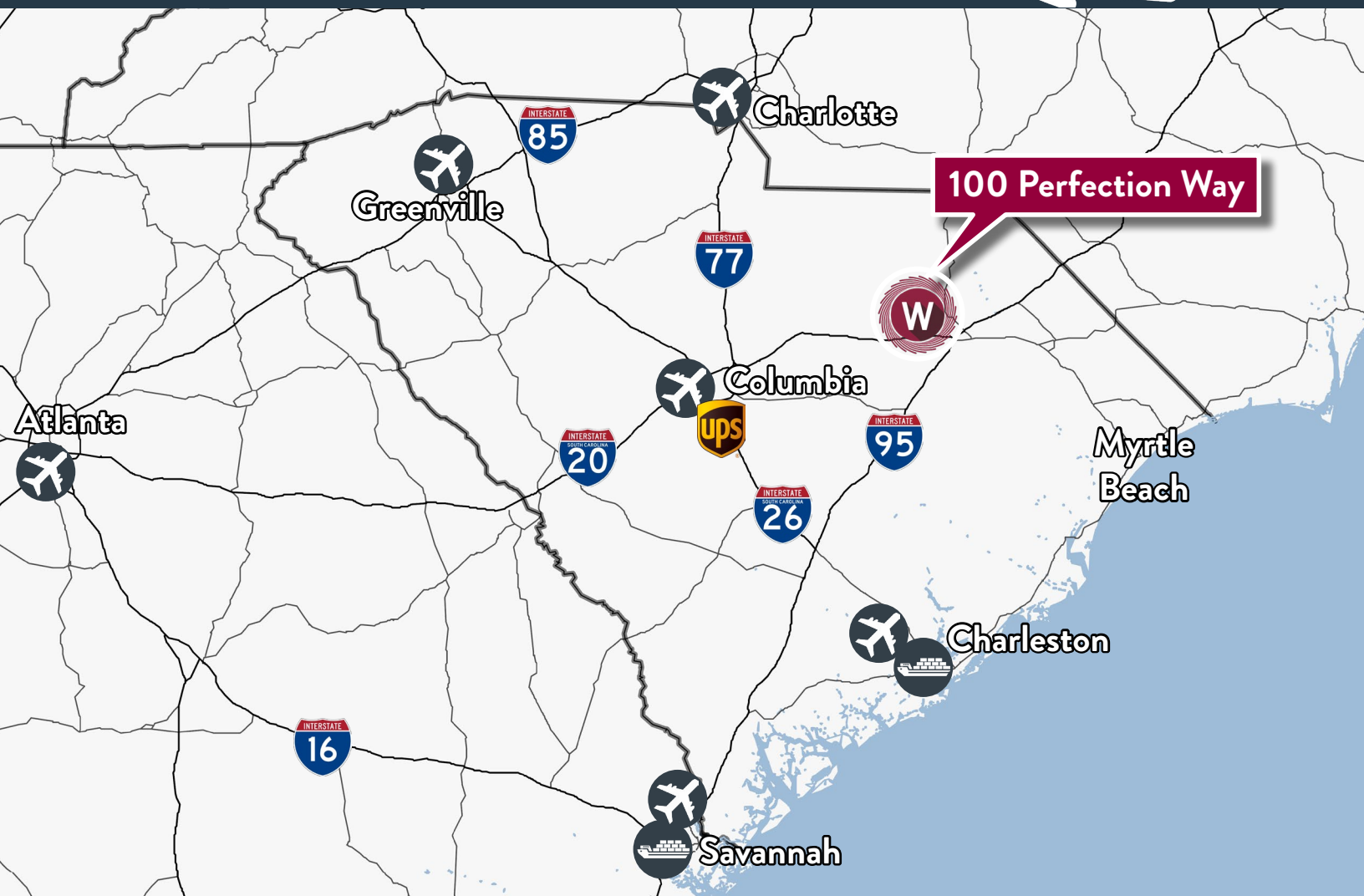
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THE AREA

Darlington County is ideally located at the crossroads of I-95 and I-20 in northeastern South Carolina, with easy access surrounding markets such as Columbia, Charlotte and Charleston as well as regional and national markets.

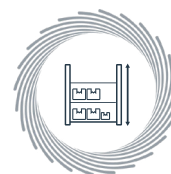
DISTANCE

I-20	0.5 miles
I-95	11 miles
Florence Regional Airport	18 miles
Myrtle Beach International Airport	88 miles
Charleston International Airport	124 miles
Port of Charleston	132 miles
Inland Port of Dillon	43 miles

PROPERTY FEATURES



PARKING
±44 Paved Spaces



CLEAR HEIGHT
18' - 32'



SPRINKLERS
100% Wet



HVAC
Office Space



LIGHTING
LED



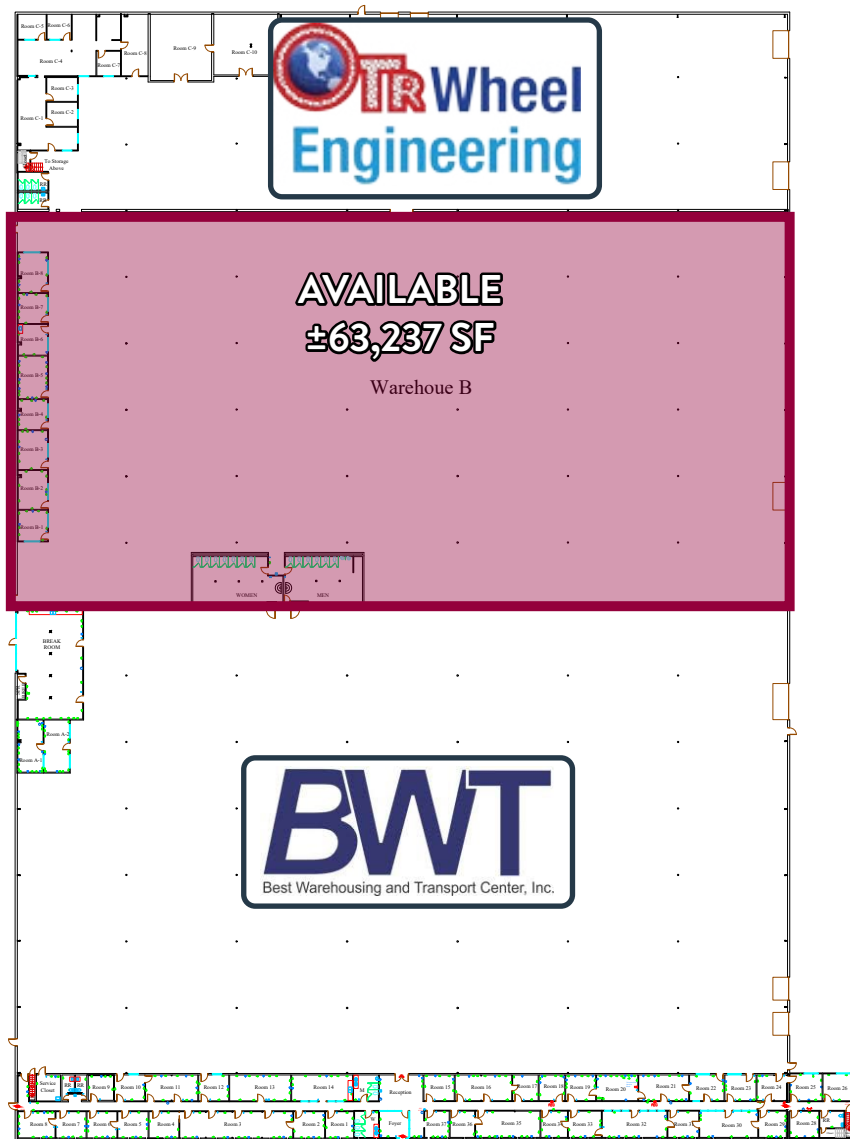
DOCKS
4 Covered |
2 Uncovered Dock
High Doors
2 Drive-in Doors
10'x12' & 10'x15'



UTILITIES
Electricity: Pee
Dee Electric
Gas: SCE&G
Water/Sewer:
Darlington
County



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