



# OPERATING INDUSTRIAL SITE / LAND FOR LEASE OR SALE

## 760 Acre Site, Private 200 Car Rail Siding + Buildable Land

### FLORENCE, S.C. U.S.A.

#### Immediately Available

##### Property / Site Features:

- ◆ Operating Tenant, not utilizing 100% space or manufacturing Capability
- ◆ 730,000 sq. ft. under roof
- ◆ 343,000 sq. ft. manufacturing space.
- ◆ 76,000 sq. ft. office space
- ◆ 200 Car Private Rail Siding / Storage +Cleaning Area

##### Utilities Available On-Site:

- ◆ S.C. Permitted Waste Water Treatment Plant (750,000 Gallon / Day)
- ◆ Chilled & Ambient Water (2 Million Gallon/Day permitted aquafer)
- ◆ Expandable Dual Feed 36 MW Substation
- ◆ Steam
- ◆ Hot Oil
- ◆ Compressed Air

##### Location Description:

- ◆ Airports: Florence (10 miles), Charlotte Douglas (2 hours)
- ◆ Access to Interstate 95 and Interstate 20 with highway access to Darlington
- ◆ Ports: Georgetown (95 miles), Charleston (120 miles) and Wilmington (125 miles)
- ◆ Railroads: Rail America and South Carolina Central
- ◆ CSX Intermodal (10 miles)
- ◆ Fully developed industrial support services



One Of The Largest Rail Served Sites In South Carolina

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