

For Lease | ±57,120 SF Warehouse

741 Wellman Rd | Darlington, SC



135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.

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Located at 741 Wellman Road, this $\pm 57,120$ SF industrial warehouse sits on a ± 10.62 acre site and is designed to accommodate a wide range of operational and distribution needs. The building features up to 41 feet of clear height, four dock-high doors, one drive-in door, and a roll-up door with forklift access. Additional improvements include two building entrances, a large yard suitable for truck parking, and a full wet and dry sprinkler system. A CSX rail spur further enhances the property's logistical capabilities.

Total SF: $\pm 57,120$

Total Acreage: ± 10.62

Office SF: $\pm 2,856$

Mezzanine SF: $\pm 13,920$

Mezzanine Access: Two Stairways + Freight Elevator

Property Type: Industrial Warehouse

Zoning: Darlington County Industrial

Dock Doors: 4

Drive-in Doors: 1

Roll-Up Doors: 1-With Forklift Access to Mezzanine

Clear Height: 41'

Sprinkler System: Wet and Dry System with 250,000-Gal Tank Onsite

Rail Spur: CSX Rail Spur Access & Stationary Rail Car Attached to Building

Annual Lease Rate: \$7.50/SF /NNN



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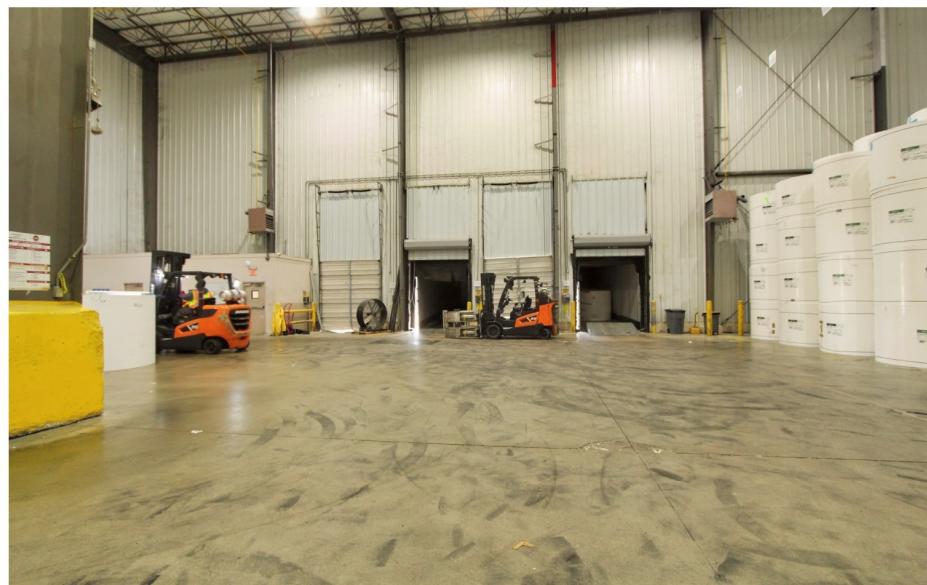
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Mezzanine/Freight Elevator



Truck Parking Lot



Four Loading Dock Doors Interior



Drive-In Door



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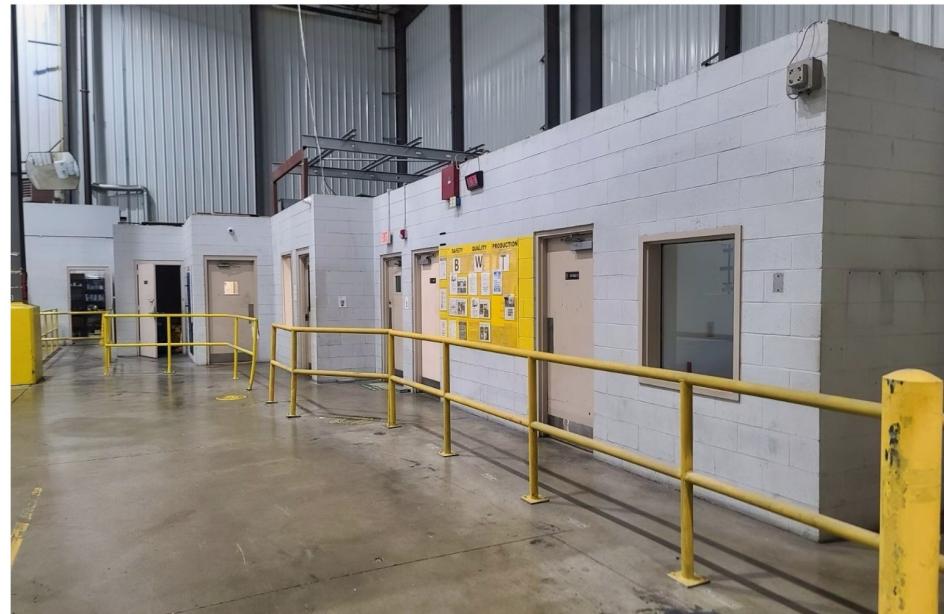
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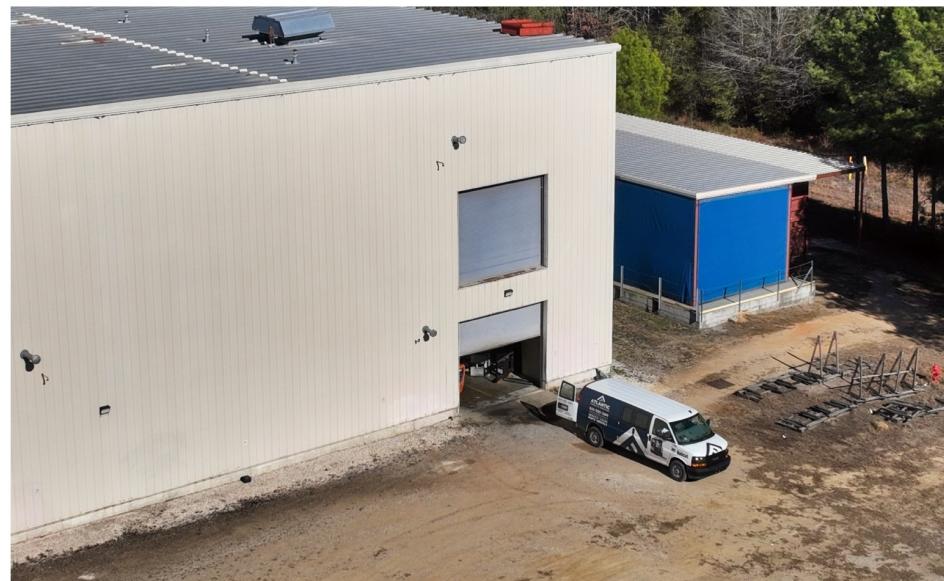
Office/Conference Room



Entrance/Office Area/Restrooms/Storage Closets



Four Loading Dock Doors Exterior



Drive-In Door & Roll-up Door



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