

2630 HIGHWAY 15 SOUTH, SUMTER, SC

±70,159 - ±151,454 SF

FOR LEASE

# MANUFACTURING BUILDING



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

LEASE RATE:

**\$3.85**  
PSF NNN

VIEW LISTING

VIRTUAL TOUR

[southeastindustrialproperties.com](http://southeastindustrialproperties.com)

WATCH VIDEO

## PROPERTY HIGHLIGHTS

- Building Area:  
±172,863 SF TOTAL
- Available Area: ±151,454 SF
  - Warehouse A: ±70,159 SF (includes 3,103 SF of office space, 2 dock-high doors and 1 drive-in door)
  - Warehouse B: ±81,295 SF (includes 1,102 SF of office space, 2 dock-high doors and 1 drive-in door)
- Site: ±30.66 acres
- Clear Height: 20'-21'10" (13'7"-14'2" under crane hooks)
- 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
- Cranes: 17 cranes

**Colliers**

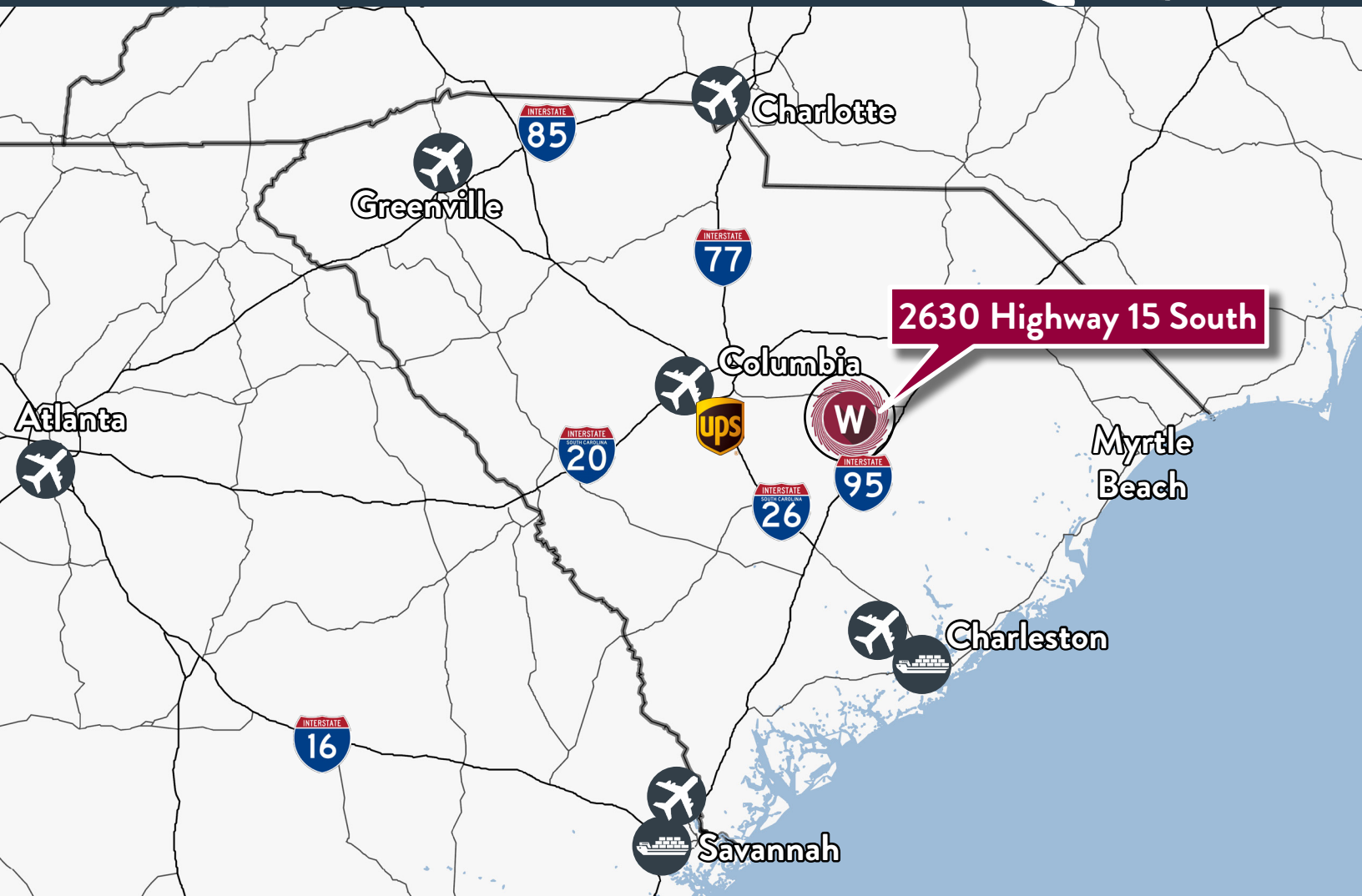
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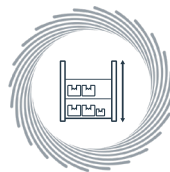
**THE AREA**

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"  
(13'7" - 14'2" under crane hooks)



**SPRINKLERS**  
100% wet



**HVAC**  
Warehouse B:  
100% heated and cooled



**UTILITIES**  
Power: 2,000 KVA transformer, 3,000 amp switch gear with 54 distribution panels  
Gas: 2" line  
Water: 12" main  
Sewer: 8" main



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



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



**COLUMN SPACING**  
36'x40' | 40'x40'





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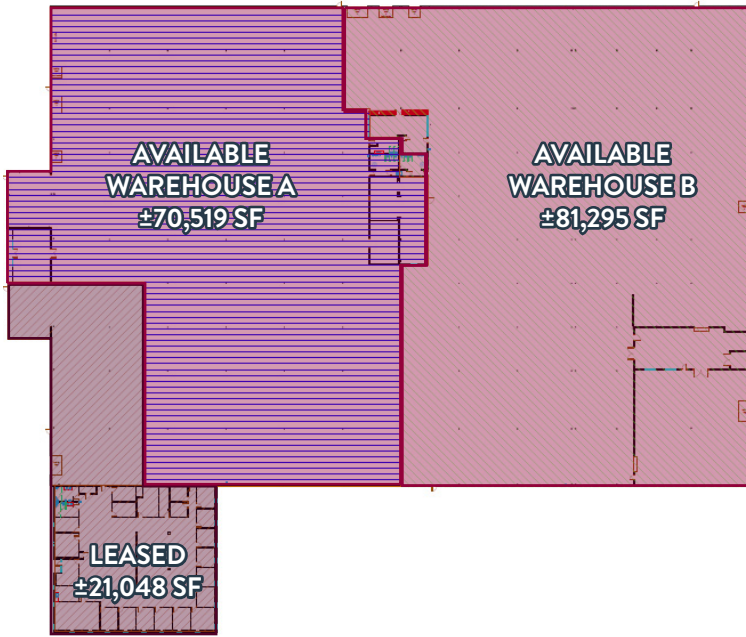
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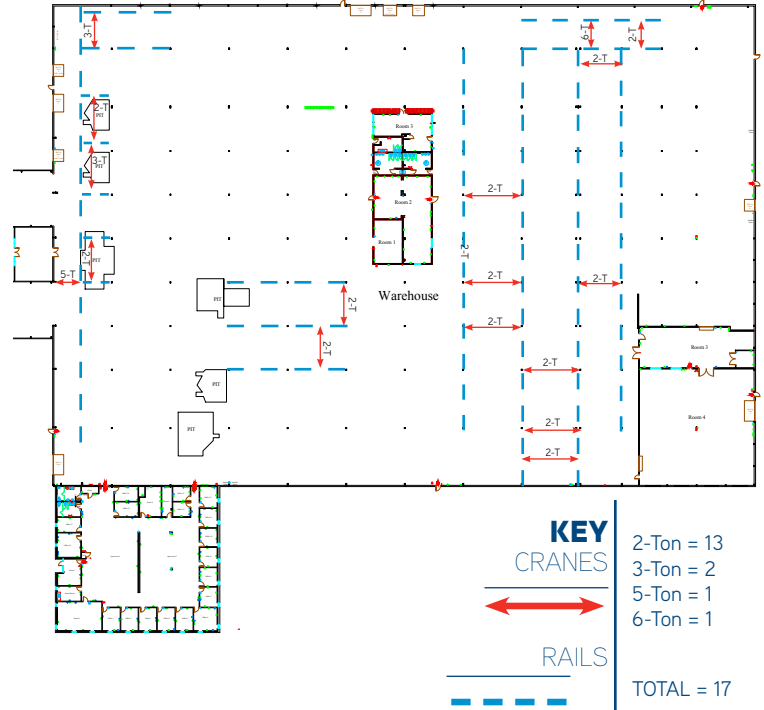
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FLOOR PLAN



CRANE PLAN



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