

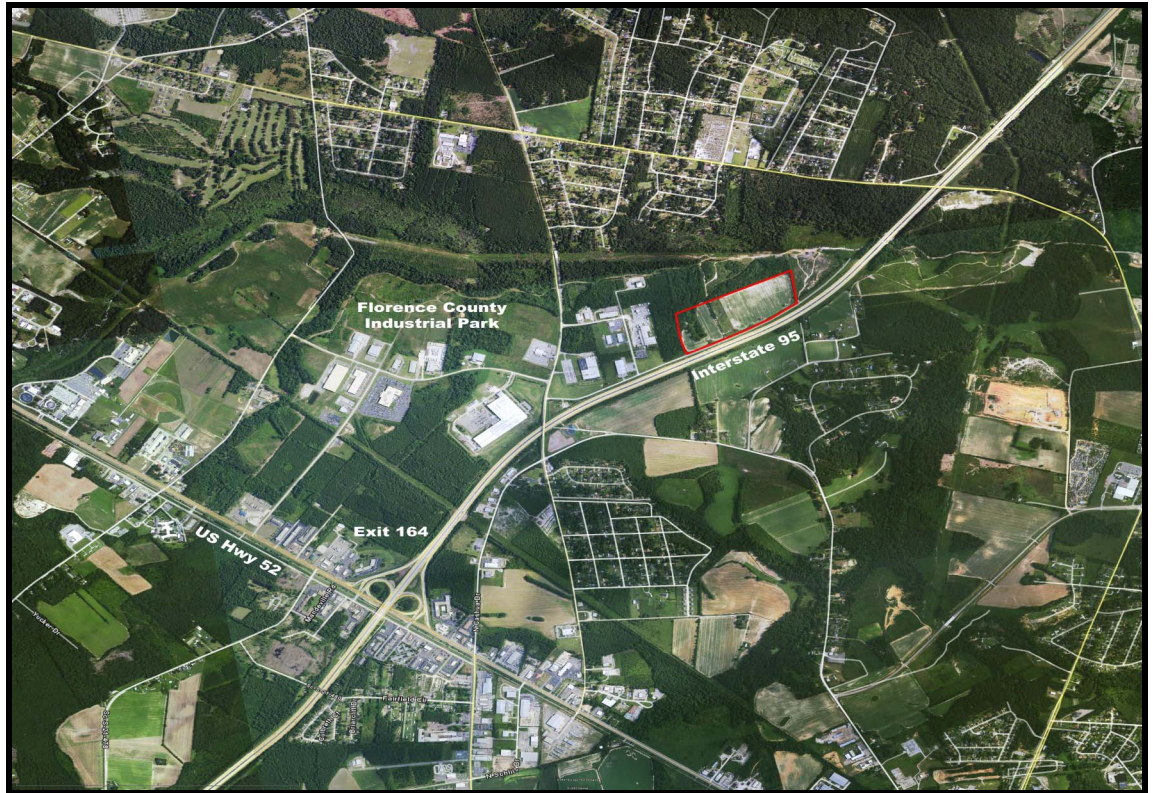
INDUSTRIAL DEVELOPMENT TRACT

INTERSTATE 95 FRONTAGE

Excellent Industrial Development Tract

Cecil Road - Interstate 95
Florence, SC 29501

Located on Interstate 95 just off Exit #164 (US Hwy 52), in the Florence County Industrial Park.



- Approximately 40.73 acres industrial development site
- Situated in the Florence County Industrial Park
- Access to the site off Interstate 95 at Exit # 164 (US Highway 52)
- Outdoor advertising signs do not convey with the sale of the property
- Water and sewer proximate to the site
- Scaled plat available on file
- Frontage along Interstate 95 is approximately 2,180 feet

This is an excellent industrial development tract located in the Florence County Industrial Park in Florence, South Carolina. The site is situated along Interstate 95 with approximately 2,180 feet of frontage. The site has excellent visibility from Interstate 95 and easy access of the Interstate. The property is accessed off the Interstate at Exit #164 (US Highway 52), then Cecil Road to the site. Located among many national industrial and office tenants in the Florence County Industrial Park, the site is an ideal and prestigious location for any new industrial facility.

The site has approximately 40.73 acres with an asphalt road partially dividing about 26.3 acres to the North. Water and sewer service is close to the site. The property is situated approximately 4 miles from Interstate 20. The outdoor advertising signs, income and sites do not convey with the sale of the property. The property is situated in the county with no zoning restrictions; however, the property owner reserves the right to approve of intended use prior to any contract negotiations or execution.

The Property is Available for Sale at \$896,060.

Palmetto Commercial
Real Estate, LLC

1831 West Evans St.
Suite 325
Florence, SC 29501

Phone: 843.667.4999
Fax: 843.667.1310

www.PalmettoCommercial.com

A Dedication to Service!

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

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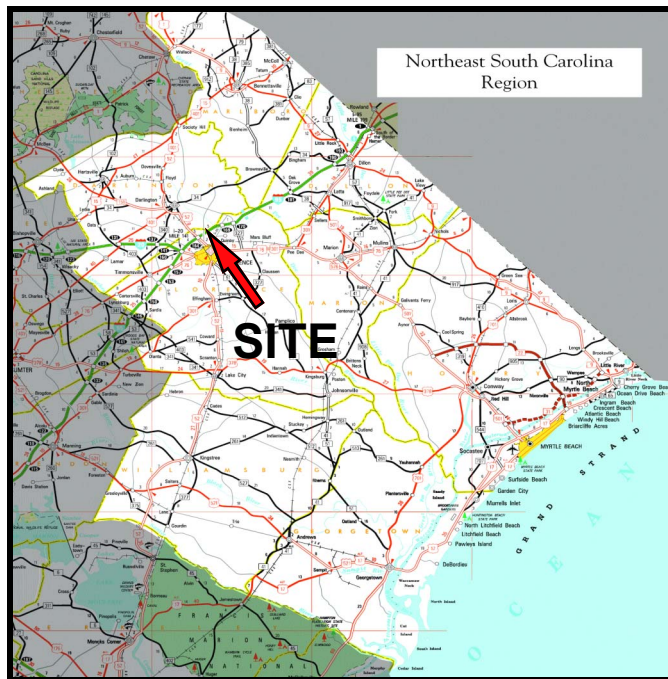
Secondary Site Aerial



Excellent Industrial
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