



## AVAILABLE FOR LEASE

1150 CLIPPER ROAD, SUMTER, SC 29154

### HIGHLIGHTS

- Main building is a total of approximately 341,891 SF situated on 100 acres.
- Approximately 272,561 SF available
- Renovated in 2022 with new LED lights, removal of interior walls and cleaning
- 19'6" - 22'4" clear height
- Primarily 30' x 40' column spacing
- Eight dock high doors with levelers, seals and lights

### PROPERTY DESCRIPTION

Former metal fabrication facility with heavy power

### LOCATION DESCRIPTION

Located 10 miles west of I-95 via Highway 521 (exit 122)  
Located 88 miles north of the Port of Charleston  
Located 53 miles east of Columbia Metropolitan Airport

### SUMMARY

Lease Rate:	\$3.25 PSF/year (NNN)
Operating Expenses:	\$1.22 PSF
Available SF:	272,561 SF
Lot Size:	100 acres
Building Size:	341,891 SF

### CONTACT



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The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.



**SPECIFICATIONS**

**YEAR OF CONSTRUCTION:** 1974 and 2014, (renovated 2022)  
**SIZE:** 341,891 SF main production building  
**AVAILABLE SF:** Approximately 272,561 SF available  
**ACREAGE:** Approximately 99.79  
**FLOORS:** 8" reinforced concrete  
**WALLS:** 8' of concrete block and insulated metal panels above  
**COLUMNS:** Steel  
**COLUMN SPACING:** 30' x 40' & 30' x 43'  
**ROOF:** Built-up tar and gravel  
**CEILING HEIGHT:** Primary 19'6" clear throughout with 22'4" clear in heat treat area  
**LIGHTING:** T8 fluorescent & LED  
**WATER:** Supplied by the City of Sumter, 10" main line size  
**SEWER:** Supplied by the City of Sumter, 10" main line size  
**POWER:** supplied by Duke Energy  
 -On-site 115KV substation, 480/277V, 3 phase power  
 -Two 2000A GE switchgear  
 -Two 2500A Square D switchgear  
**NATURAL GAS:** Supplied by Dominion Energy. 4" high-pressure steel main line with a 2" steel line from the main to the building

**HVAC:** All areas are heated and cooled with Trane rooftop-mounted package units except the heat treat area. Several roof-mounted units in the plant are inoperable.  
**BOILERS:** Two natural gas-fired boilers  
**COMPRESSORS:** Air Compressors have been removed but compressed airlines throughout the manufacturing area  
**SPRINKLER:** 100% Wet with a 300,000 gallon above ground water storage tank  
**OFFICE:** Approximately 12,327 SF of main office space  
**RESTROOMS:** Numerous men's and women's restrooms are located throughout the office and plant  
**TRUCK LOADING:** Eight 8' x 8' and 8' x 10' electric dock high doors with levelers, seals, and lights  
 Fourteen electric drive-in doors ranging in size from 12' x 12' and 14' x 12'  
**PARKING:** Paved parking for 580 cars  
**ZONING:** HI - Heavy Industrial

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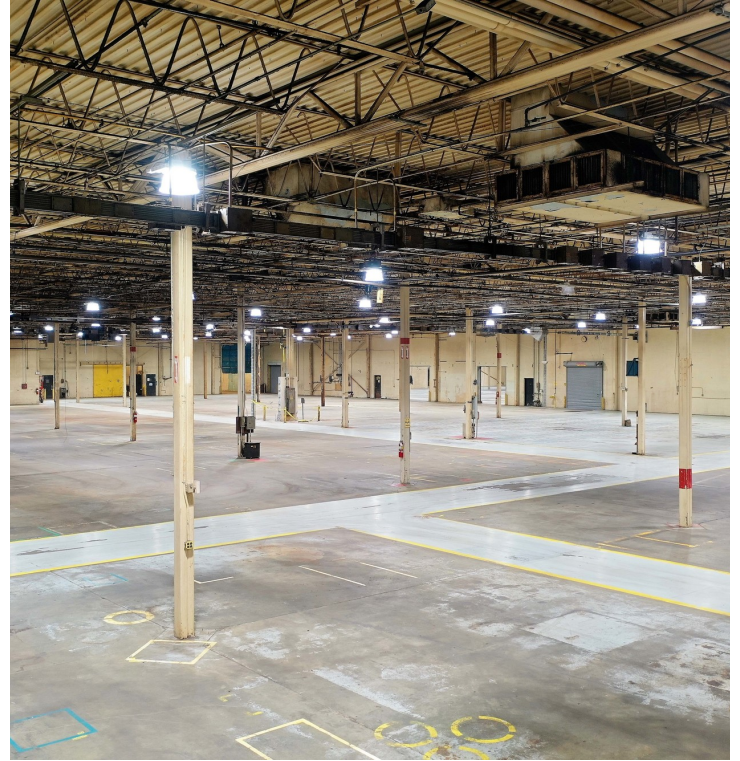
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**VIDEO TOUR**



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