

## International Paper-Sellers

3137 Ellerbee Dr.  
Sellers, South Carolina 29571  
County



### Property Information

Address:	3137 Ellerbee Dr.
City:	Sellers
State:	South Carolina
Zip:	29571
County:	Marion
Condition:	Fair
Municipality:	Unincorporated

### Brokerage Details

Tax Map ID:	016-00-00-011-000
Sale Price:	1,750,000

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### Building Information

Year Built:	1974
Clear height at Eaves:	18'
Clear Height Range:	18'-33'
Wall Material:	Metal
Column Spacing:	Column Free
Primary Lighting Type:	Metal Halide
Number of Drive-in Doors:	6
Number of Dock Doors:	4
Truck Loading:	4
Sprinkler Type:	Wet
Sprinkler Coverage:	100%
Heated Area:	Office Only
Air Conditioned Area:	Office Only
Number of Dock Doors:	4
Total Area (Sq. Ft.):	210,000
Minimum Area (Sq. Ft.):	Not Subdividable
Sq. Ft. of Office Space:	5,000
Sq. Ft. of Industrial / Mfg. Space:	205,000
Former Property use:	Manufacturing

### Site Information

Site Acres:	250
Zoning:	No Zoning Present

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Nearby Land Use: Undeveloped Land (N) Undeveloped Land (S)  
Undeveloped Land (E) Undeveloped Land (W)  
Site Condition: Fair  
Has Rail Spur Access: Yes

### Utilities Information

Type of Electric: 23 kV  
Primary Electric Provider: Duke Progress Energy Service Company, LLC  
Natural Gas Provider: Carolina Gas Transmission  
Distance to Nearest Gas Line: Connected  
Water Provider: Marco Rural Water  
Water Main Diameter: 8"  
Waste Water Supplier: Septic

### Proximity Information

Nearest Airport: Florence Regional (16)  
Nearest Interstate: I-95 (9 miles)  
Nearest Port: Inland Port Dillon (12 miles)