

SCRANTON SPECULATIVE BUILDING



W. Lee Flowers Road

Scranton, SC 29591

Latitude and Longitude: 33.9295, -79.7418



LOCATION INFORMATION

Address	W. Lee Flowers Road
City	Scranton
State	SC
Zip	29591
County	Florence
Date Available	
Condition	Excellent
Latitude and Longitude	33.9295, -79.7418

SCRANTON SPECULATIVE BUILDING



UTILITIES INFORMATION

Primary Electric Provider	Santee Electric Cooperative, Inc.
Natural Gas Provider	Dominion Energy
Gas Main Size	4"
Distance to Nearest Gas Line	3 miles
Telecommunications Provider	Farmers Telephone Cooperative
Water Provider	Town of Scranton
Water Main Diameter	10"
Wastewater Provider	City of Lake City
Wastewater Line Diameter	6" & 8"

BROKERAGE DETAILS

Property Owner	County
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SITE INFORMATION

Total Acres	7.93
Zoning	Unzoned
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Forestry/Undeveloped
Surrounding Land Use - East	Undeveloped Land
Surrounding Land Use - West	Forestry/Undeveloped
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Preliminary Jurisdictional Determination

Rail Available

Yes

Rail Provider

CSX Transportation

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BUILDING INFORMATION

Total Area (Sq. Ft.)	100,107
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Year Built	2022
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Construction Status	Existing
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Clear Height Range	30' - 38'
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Expandable To	300,000
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Wall Material	Insulated Concrete Panels
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Column Spacing	50' X 50'
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Primary Lighting Type	LED
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Tenancy	Single Tenant
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Sprinkler Type	To Suit
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Sprinkler Coverage	To Suit
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Heated Area	To Suit
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Air Conditioned Area	To Suit
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Number of Floors	1
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Approx. Number of Parking Spaces	38
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Approx. Number of Tractor Trailer Parking Spaces	16
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PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

