# SCRANTON SPECULATIVE BUILDIN GOUTH CAROLINA'S BUSINESS CORNER

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

#### SITE INFORMATION

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

## SCRANTON SPECULATIVE BUILDING



#### **BUILDING INFORMATION**

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

## SCRANTON SPECULATIVE BUILDING



#### PROXIMITY INFORMATION

Nearest Airport Florence Regional Airport

Nearest Interstate I-95

Nearest Port Inland Port Dillon



