

# FORMER INTERNATIONAL PAPER FACILITY



3137 Ellerbee Dr.  
Sellers, SC 29571

Latitude and Longitude: 34.249387090, -79.50582007



## LOCATION INFORMATION

Address	3137 Ellerbee Dr.
City	Sellers
State	SC
Zip	29571
County	Marion
Date Available	10/14/2022
Condition	Fair
Municipality	Unincorporated
Latitude and Longitude	34.249387090, -79.50582007

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## UTILITIES INFORMATION

Type of Electric	Distribution
Primary Electric Provider	Duke Energy Progress
Voltage	23 kV
Natural Gas Provider	
Natural Gas Type	-
Water Provider	Marco Rural Water
Water Main Diameter	8"
Wastewater Provider	Septic

## BROKERAGE DETAILS

Sale Price	\$1,750,000
Property Owner	Private

## SITE INFORMATION

Total Acres	320
Zoning	No Zoning Present
Surrounding Land Use - North	Undeveloped Land
Surrounding Land Use - South	Undeveloped Land
Surrounding Land Use - East	Undeveloped Land
Surrounding Land Use - West	Undeveloped Land
Rail Available	Yes
Rail Provider	CSX Transportation

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## BUILDING INFORMATION

Total Area (Sq. Ft.)	210,000
Year Built	1974
Construction Status	Existing
Clear Height Range	18' - 33'
Wall Material	Metal
Column Spacing	Column Free
Primary Lighting Type	Metal Halide
Tenancy	Multi-Tenant
Number of Drive-in Doors	6
Number of Dock Doors	4
Sprinkler Type	Wet
Sprinkler Coverage	100%
Heated Area	Office Only
Air Conditioned Area	Office Only
Area Available (Sq. Ft.)	110,000
Sq. Ft. of Office Space	5,000
Approx. Number of Parking Spaces	400
Approx. Number of Tractor Trailer Parking Spaces	20

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## PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

