

MDT SPEC BUILDING AT PEE DEE COMMERCE CITY WEST

NESA

SOUTH CAROLINA'S BUSINESS CORNER



2955 N. Williston Rd.
Florence, SC 29506
Latitude and Longitude: 34.264452, -79.704290



LOCATION INFORMATION

| | |
|------------------------|-----------------------|
| Address | 2955 N. Williston Rd. |
| City | Florence |
| State | SC |
| Zip | 29506 |
| County | Florence |
| Date Available | |
| Latitude and Longitude | 34.264452, -79.704290 |

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UTILITIES INFORMATION

| | |
|-----------------------------|------------------------------------|
| Type of Electric | 3 Phase |
| Primary Electric Provider | Pee Dee Electric Cooperative, Inc. |
| Voltage | 7,200 |
| Natural Gas Provider | Dominion Energy |
| Gas Main Size | 4" |
| Telecommunications Provider | AT&T |
| Water Provider | City of Florence |
| Water Main Diameter | 36" |
| Wastewater Provider | City of Florence |
| Wastewater Line Diameter | 18" |

BROKERAGE DETAILS

| | |
|----------------|---------|
| Property Owner | Private |
|----------------|---------|

SITE INFORMATION

| | |
|------------------------------|----------------------|
| Total Acres | 12 |
| Surrounding Land Use - North | Interstate |
| Surrounding Land Use - South | Forestry/Undeveloped |
| Surrounding Land Use - East | Light Industrial |
| Surrounding Land Use - West | Forestry/Undeveloped |

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BUILDING INFORMATION

| | |
|--|-----------|
| Total Area (Sq. Ft.) | 117,180 |
| Year Built | 2023 |
| Construction Status | Existing |
| Clear Height Range | 32'6" |
| Expandable To | 234,360 |
| Wall Material | Concrete |
| Column Spacing | 50' X 54' |
| Primary Lighting Type | LED |
| Number of Drive-in Doors | 1 |
| Number of Dock Doors | 22 |
| Sprinkler Type | To Suit |
| Sprinkler Coverage | To Suit |
| Heated Area | To Suit |
| Air Conditioned Area | To Suit |
| Slab Thickness" escapecharacters="true | 6" |
| Area Available (Sq. Ft.) | 117,180 |

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PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

