

FORMER INTERNATIONAL PAPER FACILITY

3137 Frank Ellerbe Drive

Sellers, SC 29571

Latitude, Longitude: 34.249387090, -79.50582007



PROPERTY INFORMATION

Address	3137 Frank Ellerbe Drive
City	Sellers
State	SC
Zip	29571
Latitude, Longitude	34.249387090, -79.50582007
County	Marion

BROKERAGE DETAILS

Property Owner	Private
Sale Price	\$1,750,000
Lease Price Per Square Foot	\$3.00

BUILDING INFORMATION

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

SITE INFORMATION

Total Site Acreage	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

UTILITIES INFORMATION

Electric Service Provider	Duke Energy Progress
Voltage	24 kV
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Natural Gas Line Size	4"
Water Provider	Marco Rural Water
Water Line Size	8"
Wastewater Provider	Septic

PROXIMITY INFORMATION

Rail Provider	CSX Transportation
Nearest Airport (Distance)	Florence Regional Airport (16 miles)
Nearest Interstate (Distance)	I-95 (9 miles)
Nearest Port (Distance)	Inland Port Dillon (15 miles)

