

# HIGH HILL COMMERCE PARK

2160 Enterprise Drive  
Florence, SC 29501

Latitude, Longitude: 34.240223, -79.79571



# PROPERTY INFORMATION

Address	2160 Enterprise Drive
City	Florence
State	SC
Zip	29501
Latitude, Longitude	34.240223, -79.79571
County	Florence

# BROKERAGE DETAILS

Property Owner	Private
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# BUILDING INFORMATION

Total Area (Sq. Ft.)	45,000
Area Available (Sq. Ft.)	30,000
Construction Status	Existing
Year Built	2025
Building Condition	Excellent
Current Use	Never Occupied
Tenancy	Multi-Tenant
Clear Height	22'
Column Spacing	50' x 50'
Number of Dock Doors	1
Building Description	Phase I Building is 25,000 SF with 10,000 SF available. Phase II Building is 20,000 SF and is available.

# SITE INFORMATION

Total Site Acreage	35
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Commercial
Surrounding Land Use - East	Light Industrial
Surrounding Land Use - West	Light Industrial

# UTILITIES INFORMATION

Electric Service Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
Natural Gas Line Size	4"
Water Provider	City of Florence
Water Line Size	12"
Wastewater Provider	City of Florence

# PROXIMITY INFORMATION

Nearest Airport (Distance)	Florence Regional Airport (5 miles)
Nearest Interstate (Distance)	I-95 (0.5 miles)
Nearest Port (Distance)	Inland Port Dillon (25 miles)

