

100 PERFECTION WAY,  
TIMMONSVILLE, SC

**±63,237 SF**

**FOR LEASE**

**INDUSTRIAL  
BUILDING**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

LEASE RATE:

**\$3.25**  
PSF NNN

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### PROPERTY HIGHLIGHTS

- Building Area:  
±180,000 SF TOTAL
- Available Area: ±63,237 SF
- Site: ±19.5 Acres
- Column Spacing: 30' X 50'
- Construction:  
Walls | Metal with partial masonry facade  
Floors | Concrete ±6"  
Roof | Standing seam metal

**Colliers**  
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**THE AREA**

Darlington County is ideally located at the crossroads of I-95 and I-20 in northeastern South Carolina, with easy access surrounding markets such as Columbia, Charlotte and Charleston as well as regional and national markets.

**DISTANCE**

I-20	0.5 miles
I-95	11 miles
Florence Regional Airport	18 miles
Myrtle Beach International Airport	88 miles
Charleston International Airport	124 miles
Port of Charleston	132 miles
Inland Port of Dillon	43 miles

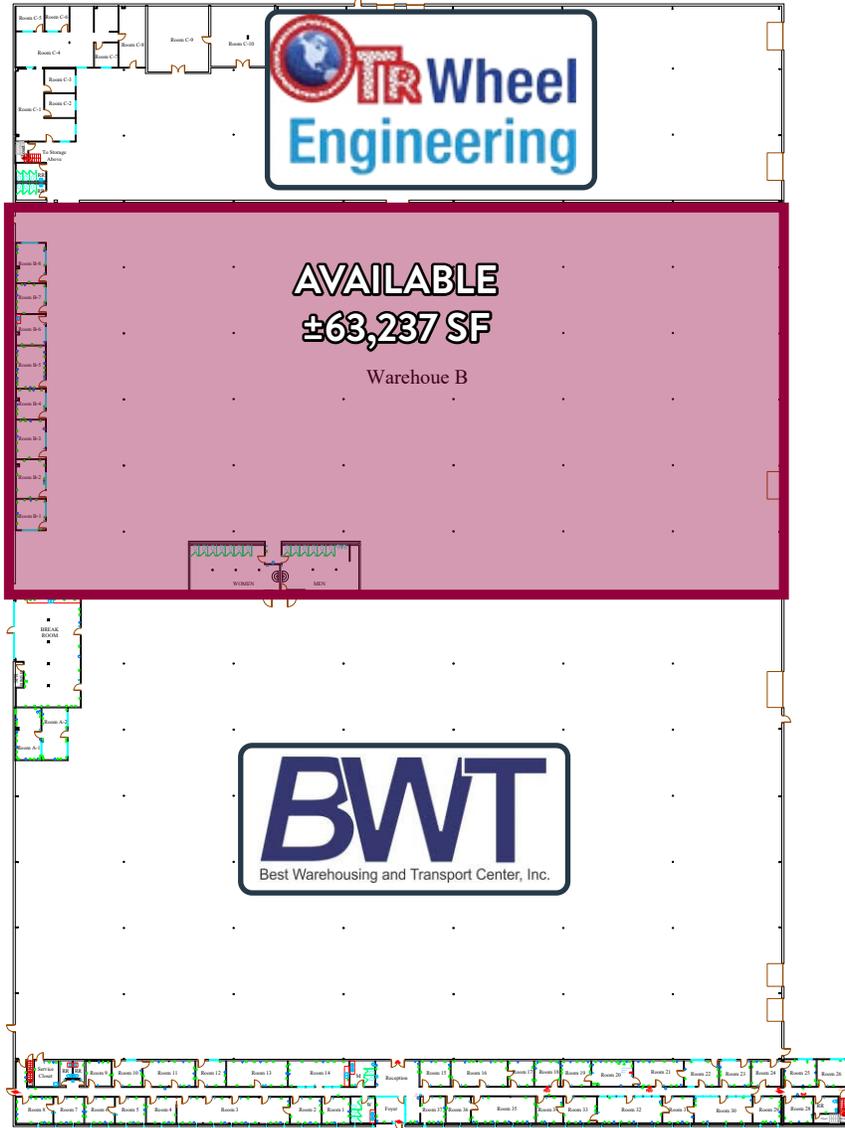
**PROPERTY FEATURES**

<b>PARKING</b> ±44 Paved Spaces	<b>CLEAR HEIGHT</b> 18' - 32'	<b>SPRINKLERS</b> 100% Wet	<b>HVAC</b> Office Space

<b>LIGHTING</b> LED	<b>DOCKS</b> 4 Covered   2 Uncovered Dock High Doors 2 Drive-in Doors 10'x12' & 10'x15'	<b>UTILITIES</b> Electricity: Pee Dee Electric Gas: SCE&G Water/Sewer: Darlington County



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