THE LINK

An Economic Development Alliance Representing
Lee and Sumter Counties, South Carolina

POCOTALIGO SPECULATIVE BUILDING

106,000 SF
SPECULATIVE BUILDING

Potential Expansion
106,000 SF

Zoned For
Heavy Industrial

Site Size
+/- 20 Acres

For information, contact:
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Superior Building Features

With countless assets and an ideal location, the Sumter County Speculative building offers Swift Access for Business Success.

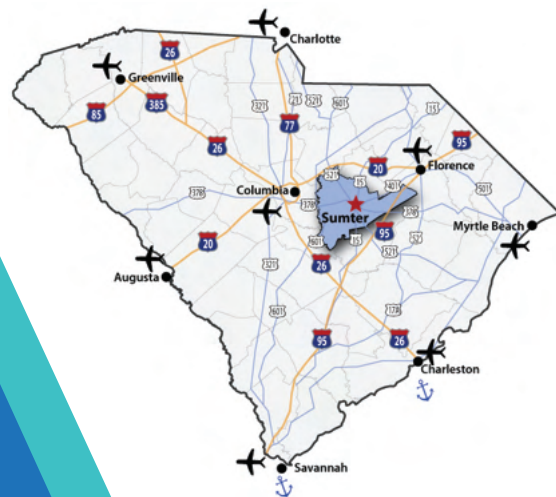|				
Opportunity Zone	2023 Year Built	$7.9 Million Sales Price	Single Tenant	+/-20 Available Acres
1.5 MGD Water Excess Capacity	Power Available for up to 10 MW	5 MGD Wastewater Excess Capacity	Floor Thickness To Suit	Customizable Office Space
32' Clear Height	50' x 50' Column Spacing	350' x 300' Building Dimensions	Customizable Parking Area	Designed For 23 Dock Doors & 1 Drive in Door

Exceptional Logistics

Sumter County
South Carolina

Midpoint between New York and Miami on the Eastern Corridor of the USA.

Roads, Rail, Air and Sea – conveniently located near…EVERYTHING. We are Sumter County, South Carolina, USA.

Interstates

30 Miles	11 Miles	50 Miles
I-20	I-95	I-26

Ports

72 Miles	102 Miles	143 Miles
Inland Port Dillon	Port of Charleston	Georgia Ports Authority

Airports

46 Miles	55 Miles	122 Miles
Florence Regional	Columbia Metropolitan	Charlotte Douglas International

Rail (Intermodal)

88 Miles	148 Miles	268 Miles
CSX Charleston	CSX Savannah	CSX Atlanta

Sumter County, South Carolina

22.3 Minutes
Avg. Commute Time

$45,661
Median Household Income

$115,700
Median Household Value

106,757
Population

435,884
Labor Force within 60 Minute Drive

95.8 %
Cost of living Index of the US Average

Largest Employers

1. Shaw Air Force Base……….....….……..…8,524
2. Sumter School District….………….........…....3,070
3. Prisma Health Tuomey….………....…......…..1,800
4. Continental Tire….………….…………........…..1,400
5. Thompson Construction Group…......................1,360

Occupational Breakdown

1. Manufacturing……....…...6,483
2. Health Care and Social Assistance.................5,971
3. Retail Trade…….....................................…......…..4,672
4. Accommodation & Food Services................…....3,695
5. Construction….…………........................…..…2,528

Anchored by the pillars of Healthcare, Education, Recreation and Employment, our region is the ideal place to work, play, live and love. Our Community is located in the heart of South Carolina and is positioned for continued growth matched by an exceptional quality of life.

Lee County, South Carolina

26.8 Minutes
Avg. Commute Time

$32,371
Median Household Income

$78,800
Median Household Value

17,365
Population

795,162
Labor Force within 60 Minute Drive

89.8 %
Cost of living Index of the US Average

Largest Employers

1. S.C Department of Corrections…....….……….……284
2. Lee County School District….....…….........…....250
3. Lee County Administration…....…........….…..200
4. Crown Health Care Laundry…....…….......….......166
5. Coca-Cola Bottling Co. Consolidated.............155

Occupational Breakdown
60 Minutes from Lee County

1. Health Care & Social Assistance.....................94,336
2. Retail Trade…......................................…....................78,431
3. Manufacturing..…......76,240
4. Accomodation & Food Services.......................55,337
5. Educational Services...54,750

Geographically in line with other South Carolina metropolitan cities, Sumter is at the heart of South Carolina and takes this position seriously. With its rich culture and warm climate, Sumter is a great place to do business and is aggressively and increasingly attracting domestic and international business partners. Land and Labor? We've got that. Incentives and Investments? We've got that, too. Everything you need is HERE.

Site Overview

ENTRANCE
US HIGHWAY 521
521

Developing
Workforce
For Today And Tomorrow

Advanced Manufacturing Technology Training Center

Machine Tool Technology

Central Carolina Technical College's Advanced Manufacturing Technology Training Center (AMTTC) is a fully-certified industrial training center located less than 20 miles from the site. It offers customized operational training modules for existing and future regional employers.

Advanced Manufacturing Training

Mechatronics
Machine Tool Technician
Manufacturing Technician

Welding
Industrial Technology
Engineering Design Technology

Leadership
Logistics Technician
Information Technology

Premier Education System

18,000+
Students

4 Nationally Certified
STEM Schools

15 Universities/Colleges
Within 50 Miles

Everything you need is
HERE!

We are TheLINK.

Connecting you to superior sites and solutions.