

MDT SPEC BUILDING

@ PEE DEE COMMERCE CITY WEST



2955 N. WILLISTON RD., FLORENCE, SC 29506
34.793872, -80.407518



117,180 SF (EXPANDABLE TO 234,360 SF)

INFRASTRUCTURE + BENEFITS



7 miles to Florence Regional Airport



23 miles to Inland Port in Dillon, SC
139 miles to Port of Charleston, SC
123 miles to Port of Wilmington, NC



Industrial electric rates lower than national average
100% renewable electric available



0.5 miles to Interstate 95



11 miles to Interstate 20



DELIVERY: Q2/ 2023

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SITE PLAN: 2955 N. WILLISTON RD., FLORENCE, SC 29506
34.793872, -80.407518



BUILDING SPECIFICATIONS

DIMENSIONS:	310' X 378'
ACRES:	12.6
CONSTRUCTION:	TILT-UP CONCRETE
DOCK DOORS:	TWENTY-TWO (22) 9' X 10'
DRIVE-IN DOORS:	ONE (1) 12' X 14'
TRUCK COURT:	200' DEPTH
CLEAR HEIGHT:	32' 6" AT FIRST COLUMN
COLUMN SPACING:	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

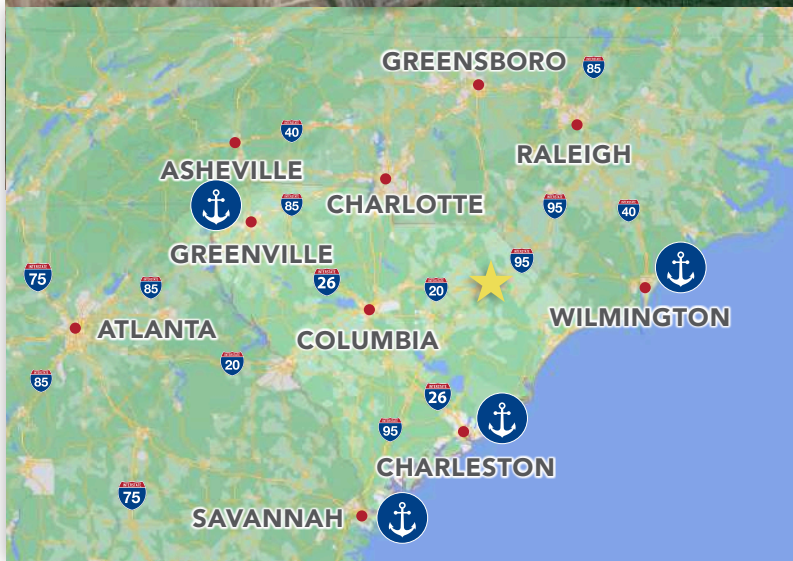
OFFICE:	TO SUIT TENANT
FLOORS:	6" 4000 PSI CONCRETE
HVAC:	TO SUIT TENANT
ROOF:	60 MIL TPO MEMBRANE
ELECTRIC/LIGHTING:	LED
FIRE PROTECTION:	TO SUIT TENANT
AUTO PARKING:	TO SUIT TENANT (100+)

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-  LOCATION OF PROPERTY
-  MAJOR CITIES
-  PORTS



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