



Colliers

DUAL-SERVED HEAVY POWER SITE | FOR SALE

20 • 95 CROSSROADS

±260 Acres | Interstate 95 and 20 | Florence, SC

Chuck Salley, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR
Vice President
+1 803 401 4226
john.peebles@colliers.com

DUAL-SERVED HEAVY POWER SITE | FOR SALE



Location

Just outside Florence with access to I-95 and I-20



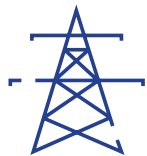
Site

±260 acres
for development



Zoning

No zoning restrictions



Power

115 KV and 230 KV
transmission lines on site

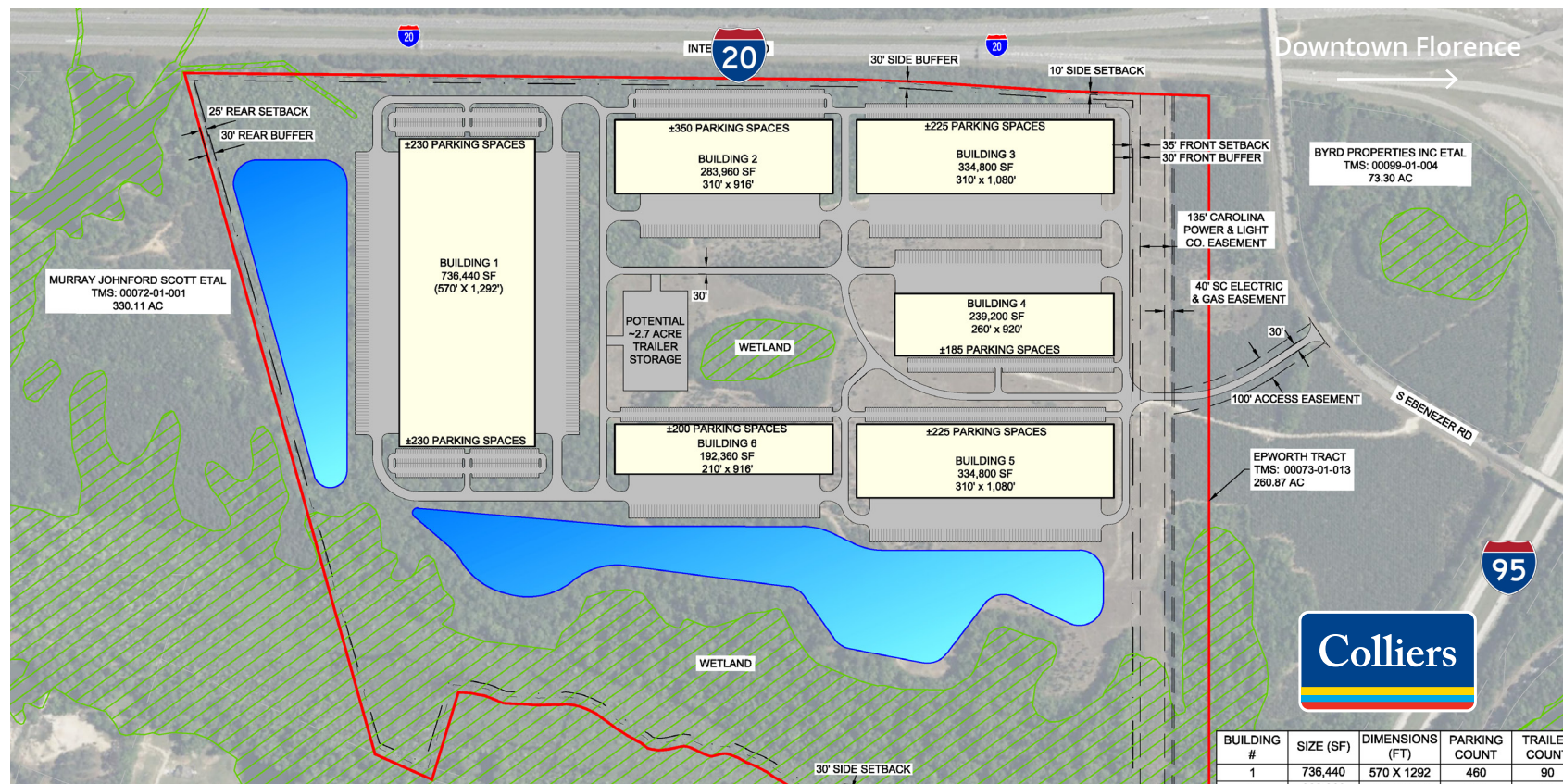
This site represents an excellent opportunity for heavy power users, with water and power already on-site. The site has the potential to construct six (6) buildings, totaling ±2,121,560 square feet of industrial space.

This industrial development opportunity is adjacent to Interstate 20 and 95 with no zoning restrictions. There are 115 KV and 230 KV transmission lines on site, served by Duke Energy and MPD electric cooperative.

Florence County and the Pee Dee Region offer a diverse industrial landscape, including the manufacturing of pharmaceuticals, ATVs, medical equipment and more. Supported by a robust infrastructure and proactive community leadership from entities like the Florence Economic Development Partnership and Greater Florence Chamber of Commerce, Florence boasts one of the Southeast's best business climates.

Recognized by Expansion Management Magazine among America's top 50 cities for business relocation and expansion, Florence has attracted over \$3.12 billion in investments across various sectors in the past eight years.

Recent relocations include AESC and Honda, underscoring the area's appeal to new industrial users seeking a thriving business environment and quality of life.



Wetlands Survey

The property is currently accessed via a dirt road from S. Ebenezer Rd.

County

Property size

Tax map #

Zoning

Water

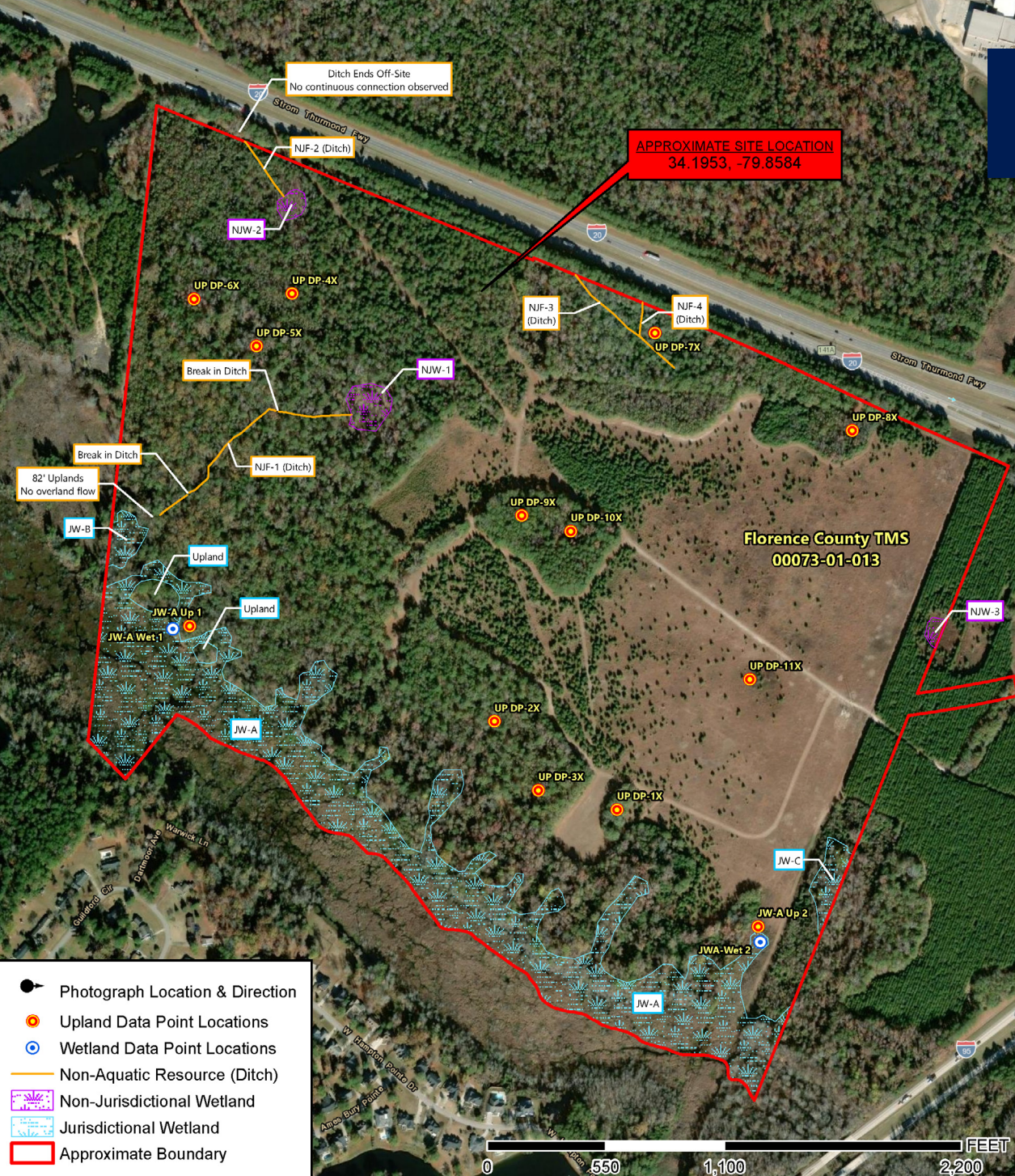
Sewer

Electric Providers

MPD Electric Cooperative
(Part of Santee-Cooper
Power Utility)

Natural Gas

Carolina Gas – 6" main



LOCATION OVERVIEW

Florence County sits exactly halfway between New York and Miami at the intersection of I-20 and I-95, the main North/South Interstate Highway on the East Coast.

The state of South Carolina offers many statutory and discretionary incentive programs for industries looking to move to Florence.

106,705

LABOR FORCE WITHIN
30-MIN. DRIVE OF
FLORENCE COUNTY

63.8%

WHITE-COLLAR
WORKFORCE

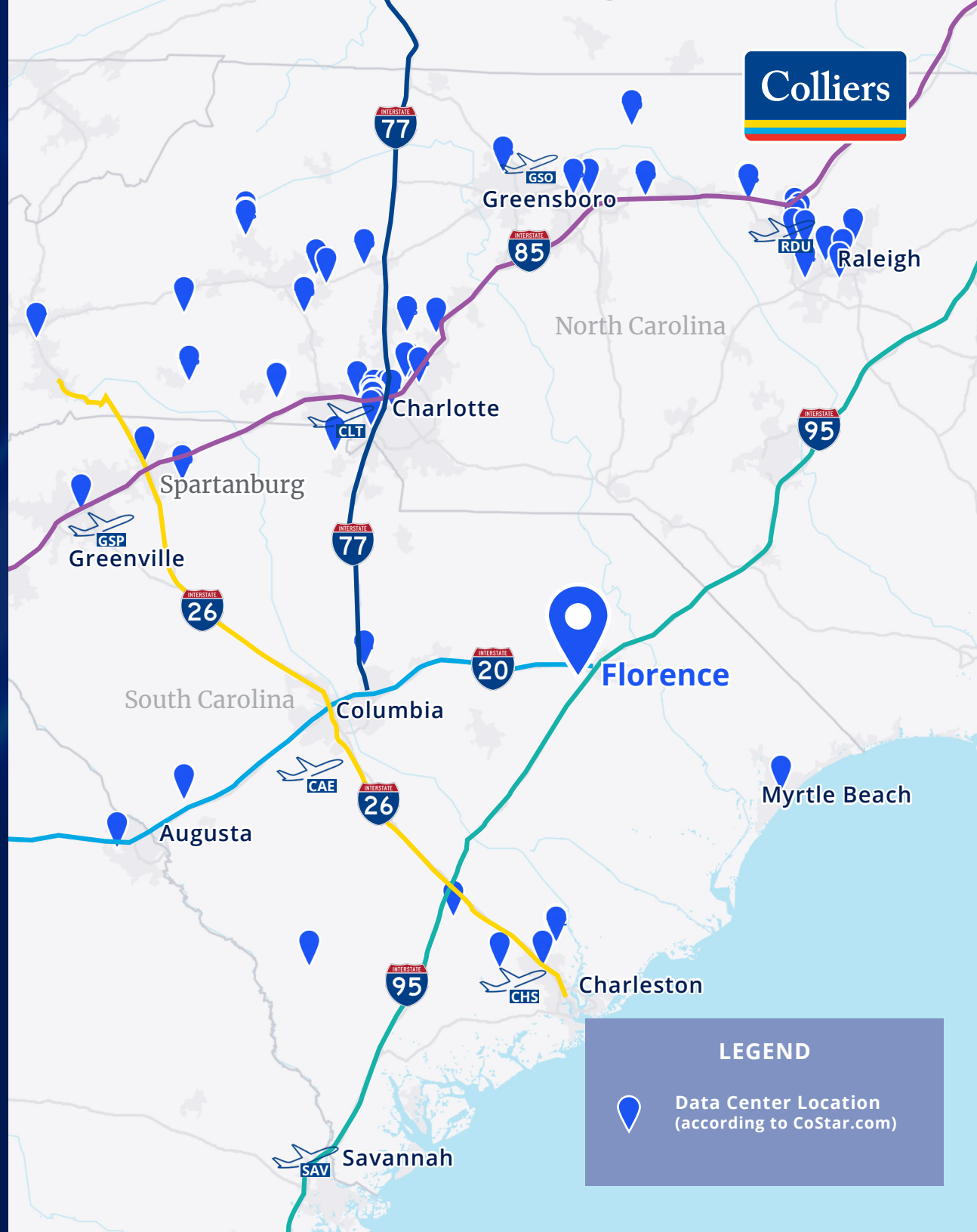
\$80,292

AVG. ANNUAL
HOUSEHOLD INCOME

201,392

EST. FLORENCE, SC
MSA POPULATION

Columbia, SC	±85 miles
Myrtle Beach, SC	±89 miles
Charlotte, NC	±100 miles
Charleston, SC	±137 miles
Raleigh, NC	±173 miles
Greenville, SC	±178 miles



FIBER OPTIC CABLE MAP

Confluence 1 - Confluence Networks

Landing points: Wall Township, NJ | Virginia Beach, VA | Florence, SC | Jacksonville, FL
Ready for service: 2028

Anjana - Meta

Landing point: Santander, Spain
Ready for service: 2026

Nuvm - Google

Landing points: Annie's bay, Bermuda | São Miguel, Portugal | Sines, Portugal
Ready for service: 2026

Project Waterworth - Meta

Landing points: Australia, Brazil, India, Malaysia, South Africa, Los Angeles, USA
Ready for service: Unknown

Firmina - Google

Landing points: Las Toninas, Argentina | Praia Grande, Brazil | Punta del Este, Uruguay
Ready for service: Active

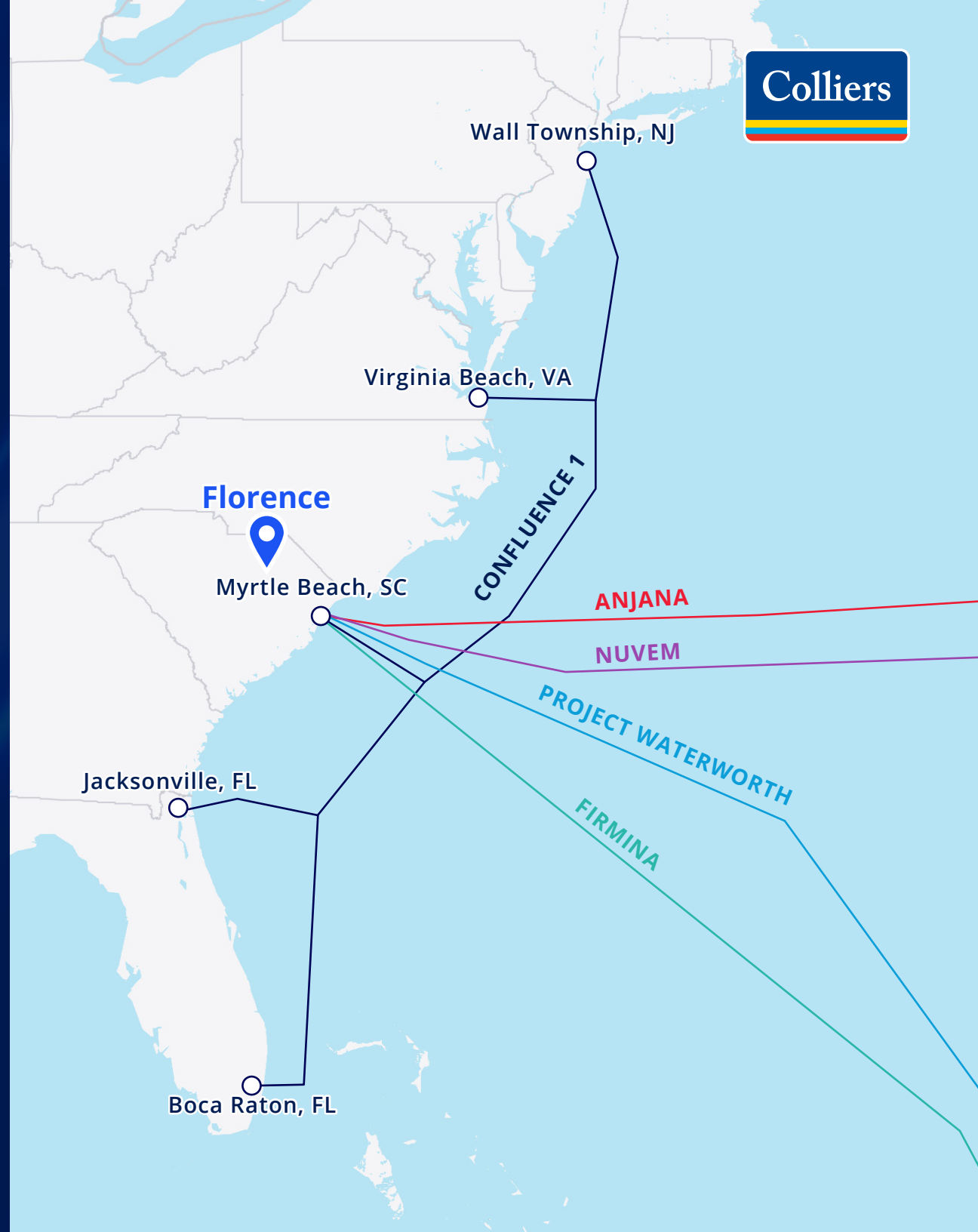
Segra to Deliver Vital Network Connectivity with New Direct Inland Fiber Route from Myrtle Beach

The new direct inland route provides a unique path from Myrtle Beach inland to Florence, South Carolina, and then to Charlotte, where network capacity can be connected to Segra's existing high-capacity core network.

The new route is designed to enhance diversity and resiliency for the subsea network community in Myrtle Beach, offering reliable, high-capacity and protected networks with multi-diversity options.

(Source: [Segra.com](https://segra.com))

[Read more >](#)





Colliers | South Carolina
1301 Gervais Street, Ste 600
Columbia, SC 29201

CONTACT

Chuck Salley, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR
Vice President
+1 803 401 4226
john.peebles@colliers.com

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable; however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

