

INDUSTRIAL MANUFACTURING FACILITY

2613 Highway 9 Clio, SC 29529



Available | +/- 193,935 SF

FOR MORE INFORMATION CONTACT: **KEN JACKSON, CCIM** KEN@PLCCOMMERCIAL.COM 843.260.6111

FOR SALE: +/- 193,935 SF



- Functional clear heights ranging from approx. 12'–20' ($\pm 16'$ average)
- 4 dock-high doors
- 3 drive-in doors
- Wet sprinkler system covering approximately 90%
- Heavy power: 480Y/277V, 3-phase, 4-wire, 2500 amp
- Approximately 5% office buildout
- Concrete slab-on-grade
- Outside 500-year floodplain (Zone X)
- Highway frontage with strong truck access and maneuverability

$\pm 193,935$ SF industrial manufacturing facility situated on ± 16.78 acres in Clio, South Carolina. This property offers functional clear heights, multiple dock and drive-in doors, heavy power, and a largely sprinklered warehouse/manufacturing environment.

Originally constructed in 1968 with a major addition completed in 2001, the facility features a practical layout suitable for manufacturing, fabrication, processing, or regional distribution. The site benefits from corner frontage on Highway 9 and Juniper Road, providing efficient access and strong truck maneuverability.

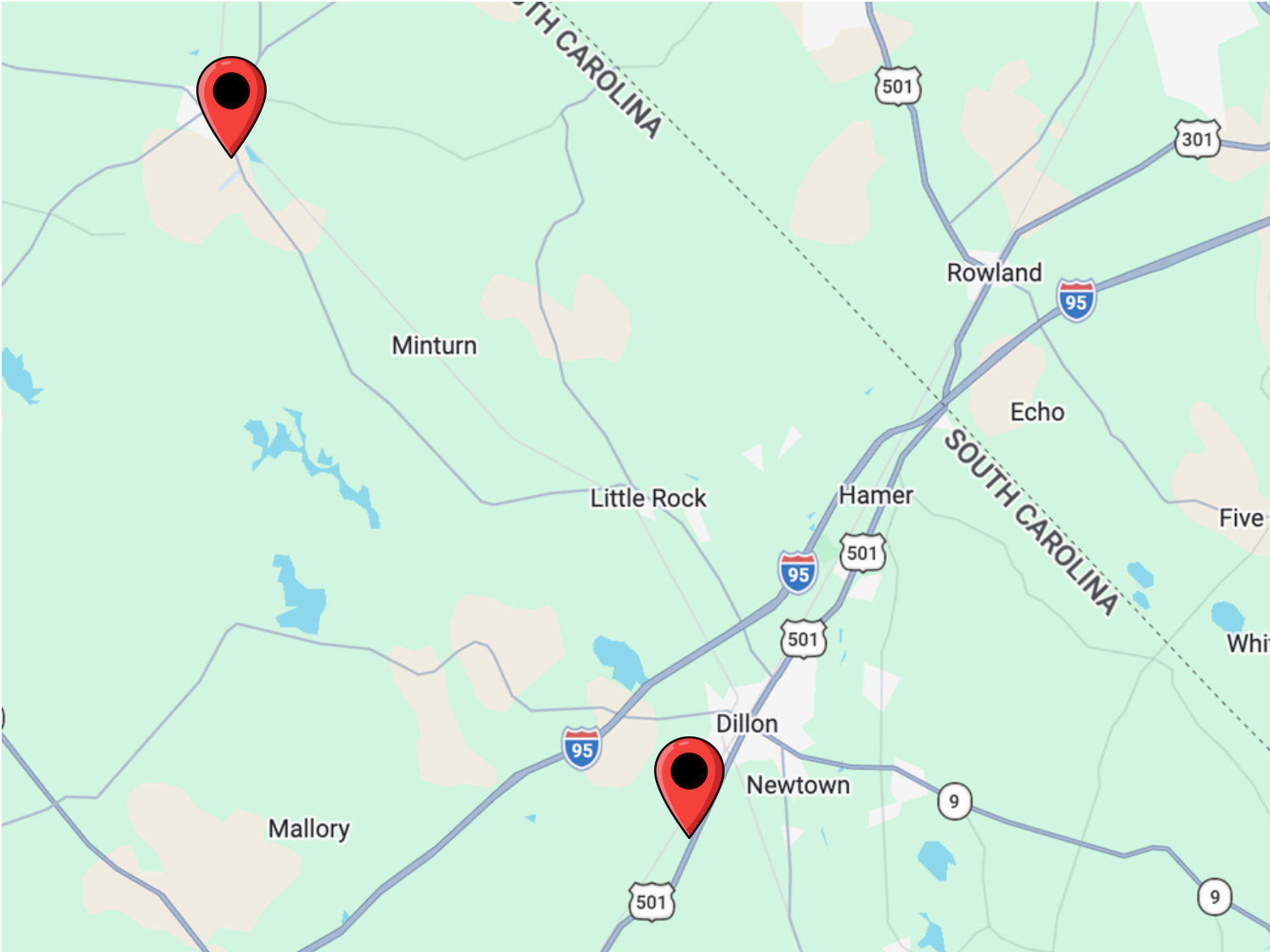
Well suited for an owner-user or investor seeking a large-scale industrial asset in a rural market with a competitive cost basis relative to replacement.

ADDRESS:

2613 HIGHWAY 9
CLIO, SC 29529



LOCATED JUST 20 MINUTES FROM INLAND PORT DILLON



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