



FOR SALE OR LEASE

±53,920-SF Industrial Facility With ±0.75 Acre Laydown Yard

1317 E Main Street, Dillon, SC 29536

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Property Overview

Located on ±2.56 acres in Dillon, SC, 1317 E Main Street is a ±53,920-SF industrial facility featuring approximately 0.75 acres of usable laydown area, offering flexibility for outdoor storage. The site is situated within an Opportunity Zone and qualifies for Abandoned Building Tax Credits, adding potential upside for investors. With convenient access to the I-95 corridor and close proximity to Inland Port Dillon, the site offers strong connectivity to regional markets, including Florence, Dillon and the broader eastern South Carolina industrial base. Well suited for a local or regional owner-user, the facility offers functional, high-clear space with excellent logistics access. Owner financing and lease-purchase options are available.

Building Specifications

Total SF	±53,920 SF * Divisible; partial lease options available
Sale Price	\$1,950,00
Lease Rate	\$3.00 PSF, NNN
NNN Fees	EST. \$0.60 PSF
TMS #	059-16-06-011
Opportunity Zone	Eligible for Abandoned Building Tax Credits
Total Land Size	±2.56 acres
Laydown Yard	±0.75 acres
Office Size	±1,600 SF
Built/Renovated	1972/2025
Racking	High-density in-place racking system
Clear Height	38' (main warehouse) / 13'-17' (remaining portions)
Loading Docks	Seven (7) - 8' x 8' with edge of dock levelers
Levelers	Seven (7)
Drive-In Doors	Two (2) total - (8' x 8') and (14' x 14')
Power	3-phase power
Utilities	City water & sewer

Property Improvements

- 100% New TPO roof with 20 NL Warranty
- New Crush and Run parking lot
- New electrical service with multiple panels and dropdown transformers
- New LED lightning throughout
- New flooring and painting in the offices



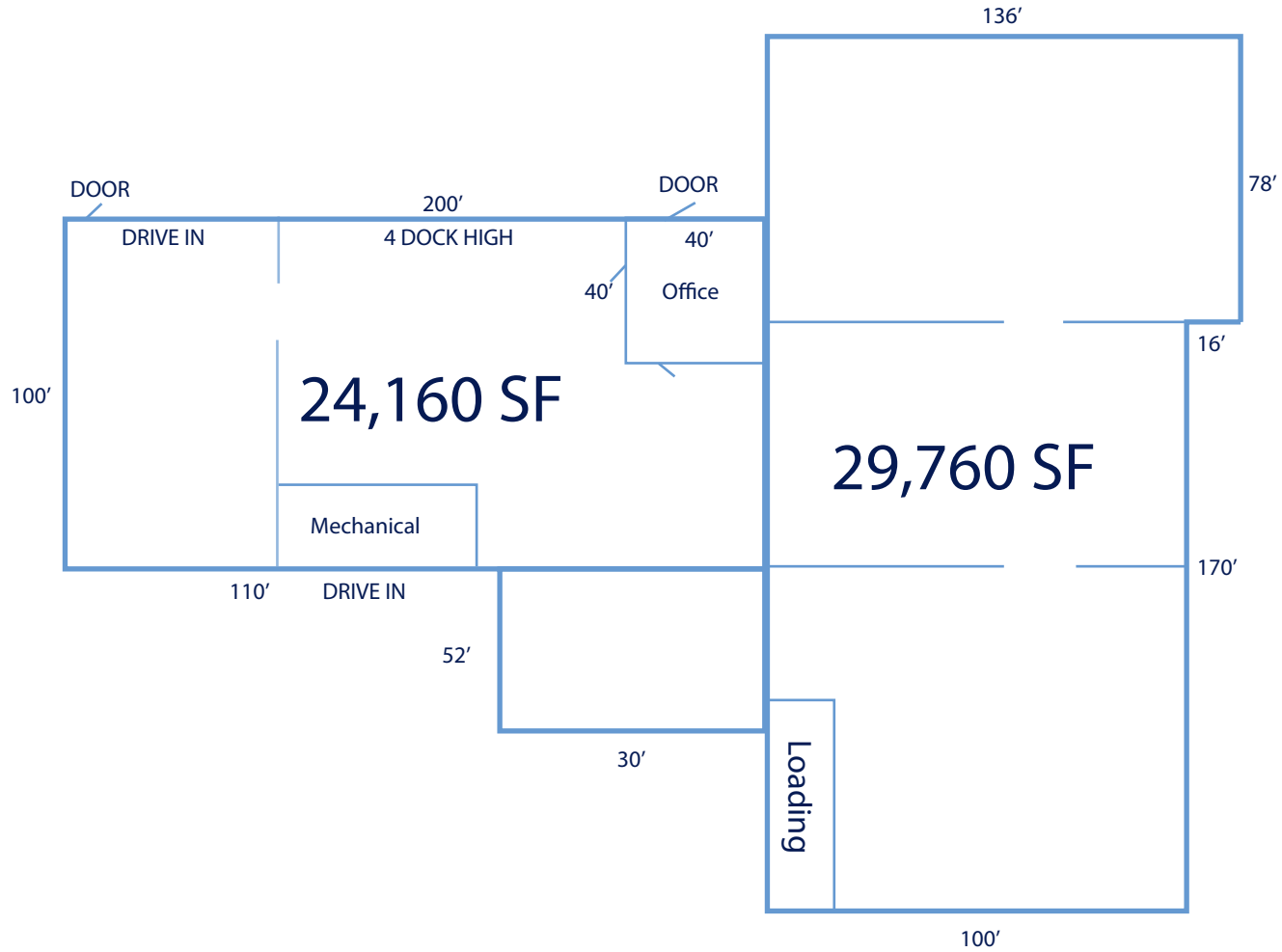
Property Photos



Location Overview



Floor Plan





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