

MARLBORO COUNTY INDUSTRIAL | LEASE ONLY

MAJOR UPGRADES
COMPLETED SUMMER 2025



LEASE RATE \$3.00 PSF NNN

Opportunity

- 154,806 square feet
- Four structures:
A: 21,242 sf | B: 49,882 sf | C: 48,657 sf | D: 35,025 sf
- 18.09 acres
- Ceiling heights 14' to 22'
- Complete renovation in progress (May 2025)
- Rail service possible with Aberdeen & Rockfish Railroad
- Easy access off Hwy. 401
- 18 miles off I-74 | 27 miles off I-95

The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

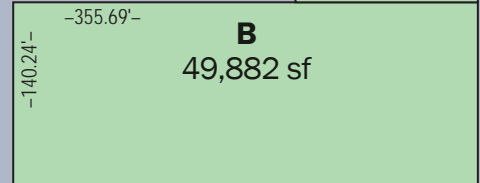
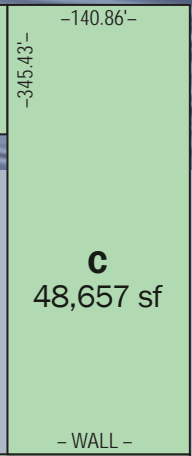
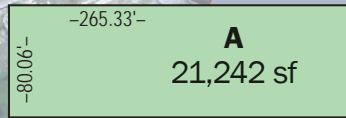
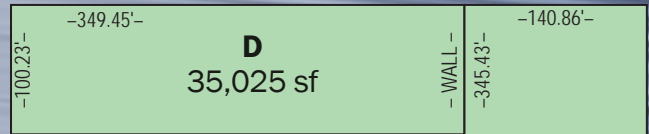
Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

239 Maple Street
Bennettsville, SC
(Marlboro County)





239 Maple Street
Bennettsville, SC



Highlights:

Building Size	154,806	Age	1970's
Acreage	18.09	Condition	Good
Office Space	To suit	Walls	Pre-engineered metal
Ceiling Height	14' to 22'	Floors	Concrete
Truck Doors	1 Dock high 4 Drive in	Roof	Pre-engineered metal
Dimensions	Varied	Water	City of Bennettsville
Bay Spacing	30' x 25'	Sewer	City of Bennettsville
Parking	Ample graveled	Electric	Duke Energy
Zoning	Industrial	Gas	City of Bennettsville
Date Available	Summer 2025	Heat	To suit
Last Use	Distribution	Sprinkler	100% Wet
Selling Price	Not applicable	Lighting	LED
Lease Rate	\$3.00 psf NNN	A/C	To suit



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