

# South Carolina Available Industrial Building



## International Paper 210,000 Sq. Ft. Sellers

**Location:** US 301 South  
Sellers, SC  
Marion County

**Building Area:**            5,000 Sq. Ft. Office  
   205,000 Sq. Ft. Mfg./Whse.  
   

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 210,000 Sq. Ft. Total

**Year Built:** 1974

**Condition:** Average

**Construction**    **Floor:** Concrete  
                                 **Walls:** Uninsulated Metal  
                                 **Roof:** Insulated Metal  
                                 **Columns:** 150' Clear Span in 121,000 SF

**Clear Height:** 18'4" - 33' in 71,250 Square Feet  
14'8" - 22' in 49,750 Square Feet

**Lighting:** Sodium Vapor

**Heating:** Office Plus 3000 Square Feet

**Air Conditioning:** Office Plus 3000 Square Feet

**Sprinkler:** 100% Dry

**Truck Docks:** 3

**Site:** 320 Acres

**Former Use:** Medium Density Fiberboard Mfg.

## FOR LEASE/SALE

**Date Available:** Immediately

**Lease:**

**Sale:** \$1,750,000

## UTILITIES

**Electricity:** Progress Energy

**Gas:** South Carolina Electric & Gas Co.

**Water:** Marion County Water

**Sewer:** Septic tank

## TRANSPORTATION

**Railroad:** CSX  
Spur On Site

**Interstate Access:** I-95, 9 Miles  
I-20, 26 Miles

**Commercial Airport:** Florence Regional  
16 Miles

## COMMENTS:

The total building area includes the 60'x125' 2-story saw mill and the 5-story fiber prep building.

