

PROFESSIONAL OFFICE BUILDING AVAILABLE ESTABLISHED COMMERCIAL MARKET

Stand-Alone Professional Office Building Available

327 West Lucas Street
Florence, SC 29501

Well Established
Neighborhood Located
About 1 mile to Exit 164
On Interstate 95. Heavily
Traveled Business
Corridor (US Hwy. 52)



- +/- 3,009 SF Free-Standing Office Building Available
- Building Site is Approximately 0.64 Acres
- Established Commercial Sector, Proximate to Interstate 95
- Very Little Deferred Maintenance Required

Former Location Of
Kwik Fill Corporate Offices
Jarrell Oil Company

This is an excellent opportunity to be located on one of Florence's heaviest traveled commercial and commuter corridors, US Highway 52, with excellent visibility and easy access to the site. The area is a vibrant commercial sector and is home to a variety of commercial entities including Florence's largest number of hospitality establishments, numerous food and beverage vendors and many national and local retail businesses. The building is located about one mile from Interstate 95 at Exit #164.

Available for lease is a stand-alone professional office building. The building's layout is suited for most professional office end users and has nine individual offices, a reception area, a break room with refrigerator and stove, two restrooms, a walk in vault and an exterior deposit box. The building has very little deferred maintenance required with a new roof in 2003 and a re-paved parking lot in 2005. Ample parking is available for the building and the site is heavily landscaped, providing great curb appeal.

The Property is Available for Lease for \$9.75 per square foot (\$2,445/mo.), plus Taxes, Insurance, Property Maintenance and HVAC repairs under \$500 per occurrence.

Palmetto Commercial
Real Estate, LLC

1831 West Evans St.
Suite 325
Florence, SC 29501

Phone: 843.667.4999
Fax: 843.667.1310

www.PalmettoCommercial.com
Info@PalmettoCommercial.com

A Dedication to Service!

No warranty or representation is made as to the accuracy of the information contained herein.



Palmetto Commercial Real Estate

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Site Aerial

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