

Two Warehouse/ Office Buildings

+/- 14,000 SQUARE FEET
+/-10,000 SQUARE FEET
3231 BRYSON DR, FLORENCE, SC



Building B

- +/- 10,000 SF
- 2 Offices and 1 Restroom—heated offices & warehouse but no HVAC
- 18' Eaves Height
- 3 Loading Doors, all at Grade Level
- High Intensity Fluorescent Fixtures, Approximately 3 Years Old
- 3-Phase Power
- Fenced Yard



Building B is Available for Lease at \$2.75/SF, plus taxes, insurance and common area maintenance.



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

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Two Warehouse/ Office Buildings

+ / - 14,000 SQUARE FEET
+ / - 10,000 SQUARE FEET
3231 BRYSON DR, FLORENCE, SC



Building A

- +/- 14,000 SF
- +/- 2000 SF Office and 12,000 SF Warehouse Area
- Office Area and 4900 SF of the Warehouse Area are Fully Conditioned
- 16' Eaves Height
- 3 Loading Doors at Dock Height and 1 at Grade Level
- 3-Phase Power
- Fenced Yard



The two buildings are located in a service/light industrial area on the west side of Florence, about 5 minutes from I-95 and I-20. The buildings are available for lease, separately or together. They are situated on 4.2 acres with frontage on Bryson Drive and S. Floyd Circle. The buildings have a large fenced yard area for outside storage, if needed, and exterior security lights.

Building A, in addition to the features shown above, has a state of the art security system, new roof, overhead doors, and insulation, all installed in 2005. The office area consists of: a reception area, 3 private offices (one is a large executive office), conference room, break room, 2 storage rooms, file/copy room, and 2 restrooms. The warehouse areas have new high intensity fluorescent light fixtures, approximately three years old.

Building A is Available for Lease at \$3.70/SF, plus taxes, insurance and common area maintenance.



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