

FOR SALE:

±193,935 SF INDUSTRIAL MANUFACTURING FACILITY

2613 HIGHWAY 9, CLIO, SC 29529

EXCLUSIVE AGENT



Ken Jackson, CCIM
ken@plccommercial.com
843-260.6111



1943 Hoffmeyer Rd, Suite A,
Florence, SC 29501
843-702-9685





PROPERTY OVERVIEW

2613 SC-9,
CLIO, SC 29525

- ±193,935 SF single-story industrial facility
- ±16.78-acre corner site
- Functional clear heights ranging from approx. 12'–20' (±16' average)
- 4 dock-high door
- 3 drive-in doors
- Wet sprinkler system covering approximately 90%
- Heavy power: 480Y/277V, 3-phase, 4-wire, 2500 amp
- Approximately 5% office buildout
- Concrete slab-on-grade
- Outside 500-year floodplain (Zone X)
- Highway frontage with strong truck access and maneuverability



Potential Textile Mill Redevelopment Tax Credit

- The property may qualify for the South Carolina Textiles Communities Revitalization Tax Credit, which can provide a credit of up to 25% of qualifying rehabilitation expenses. Buyer to verify eligibility.

SALES PRICE: \$2,500,000

PROPERTY OUTLINE



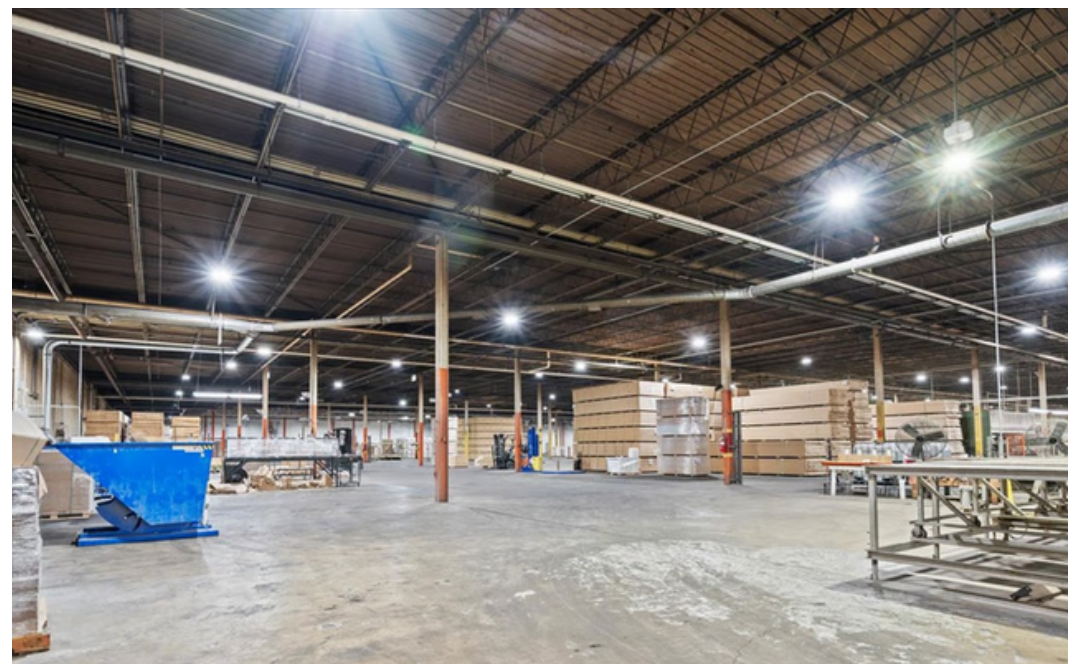
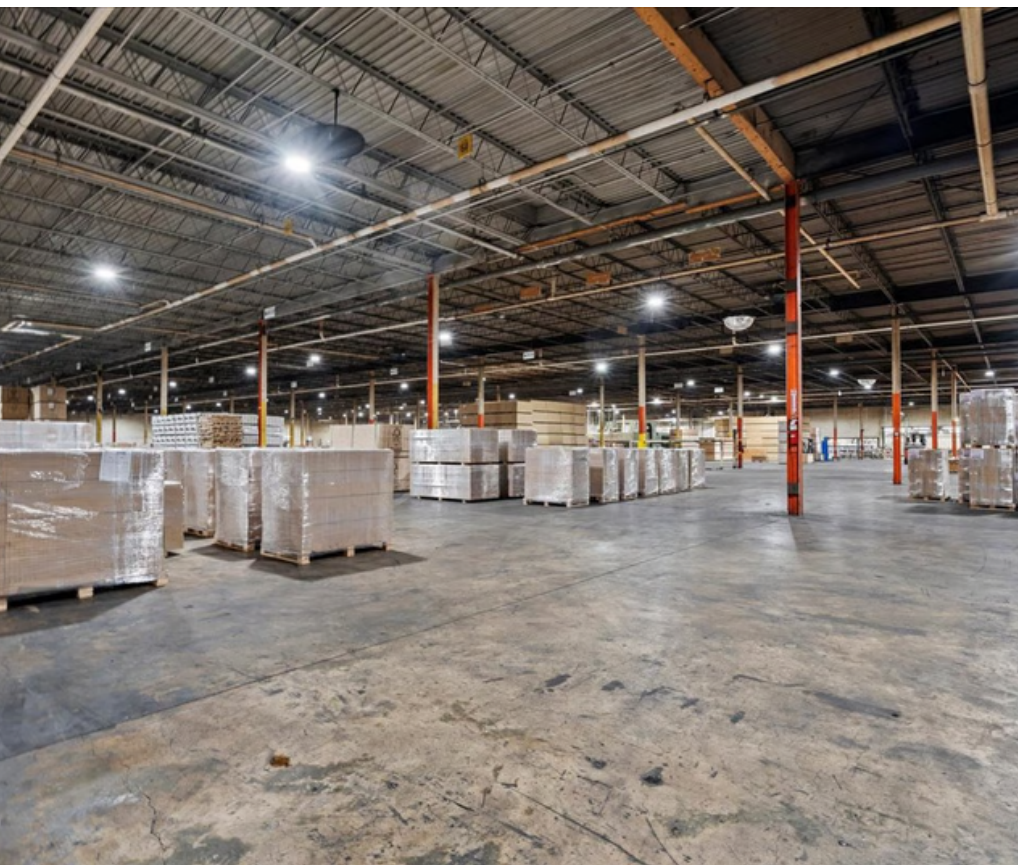
EXTERIOR PHOTOS





INTERIOR PHOTOS







MARKET OVERVIEW

CLIO, SC | MARLBORO COUNTY

The subject property is situated in Clio, a town in eastern Marlboro County within South Carolina's Pee Dee region. The area is defined by an established rail and industrial base, direct regional highway access, and a workforce pipeline anchored by Northeastern Technical College. The Marlboro County Economic Development Partnership is an active resource for qualifying industrial projects.

INFRASTRUCTURE & CONNECTIVITY

The Clio location provides multi-modal logistics access across the region:

- Interstate 95 access approximately 20–25 minutes east via SC-9 through Dillon
- Interstate 20 approximately 40–45 minutes southwest
- I-74 approximately 4 miles north of the Marlboro County line, linking the region to Charlotte, Greensboro, and Wilmington, NC
- County-owned Pee Dee River Railway short line connects directly to Class I carrier CSX
- Port of Charleston and Port of Wilmington, NC each approximately two hours away
- SC Highway 9 and SC Highway 381 provide direct regional corridor access through Clio
- Municipal water and sewer infrastructure in place, supporting manufacturing, processing, and distribution users

WORKFORCE & ECONOMIC DEVELOPMENT

- Northeastern Technical College (Bennettsville campus) — workforce training pipeline for manufacturing and industrial operations, including the Center for Accelerated Technology Training (CATT)
- Marlboro County Economic Development Partnership — active support for qualifying industrial projects and incentive navigation
- Northeastern Strategic Alliance (NESA) — regional economic development organization covering the Pee Dee and northeastern South Carolina
- Marlboro County Industrial Park — SC Department of Commerce–certified site with available industrial land

**±193,935 SF INDUSTRIAL MANUFACTURING FACILITY
2613 HIGHWAY 9, CLIO, SC 29529**



Ken Jackson, CCIM
ken@plccommercial.com
843-260-6111