



FOR SALE:
±149,266 SF INDUSTRIAL CAMPUS

FORMER MARSH LUMBER FACILITY
119 EAST 6TH AVE, PAMPLICO, SC 29583

EXCLUSIVE AGENT



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PROPERTY OVERVIEW

119 EAST 6TH AVE,
PAMPLICO, SC 29583



- **149,266 SF** total across six buildings
- **108± total acres** — approximately 85 acres of undeveloped surplus land
- **71,547 SF manufacturing and distribution building** with clear heights of 17', 18', and 23'
- **6,400 SF and 8,000 SF newer storage buildings**
- **Municipal water and sewer connected**
- **Turn-key industrial infrastructure** with decades of continuous manufacturing operations
- **30 minutes to Florence** and the I-95/I-20 interchange
- **45 minutes to Inland Port Dillon** — SC Ports' intermodal facility with direct rail to Charleston
- **2 hours to the Port of Charleston**
- **CSX rail access** available through Florence; Florence Regional Airport nearby
- **Florence-Darlington Technical College** workforce pipeline directly supporting manufacturing and industrial operations
- **Florence County Economic Development Partnership** — active incentive support for qualifying projects
- **Broad re-use potential** across wood/lumber processing, agribusiness, pallet and crating, general manufacturing, distribution, and outdoor storage



SALES PRICE: \$1,900,000

PROPERTY SUMMARY

119 EAST 6TH AVE,
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A rare opportunity to acquire a fully improved industrial manufacturing campus with deep-rooted infrastructure for wood processing operations. Formerly home to Marsh Lumber Company - a hardwood component manufacturer supplying the cabinet and furniture industry for decades - this 149,266 SF facility encompasses the full production chain: kiln drying, boiler operations, covered open-air staging, enclosed manufacturing and distribution, and administrative offices.

The property's kiln drying infrastructure and boiler capacity are expensive to replicate and represent significant embedded value for any wood products, agricultural processing, or heavy manufacturing buyer. Located in Pamplico along SC-51, the campus offers direct access to the Pee Dee region's strong agricultural base, a regional workforce supported by Florence-Darlington Technical College, and is approximately 30 minutes from Florence and I-95/I-20 interchange access.

BUILDING BREAKDOWN

Structure / Component	Approx. SF
Manufacturing / Distribution /	71,547
Open Air Shed Structures	51,652
Class S Storage Buildings	14,600
Drying Kiln Buildings	5,192
Boiler Room	4,235
Main Office	2,240
Total Property	149,266 SF



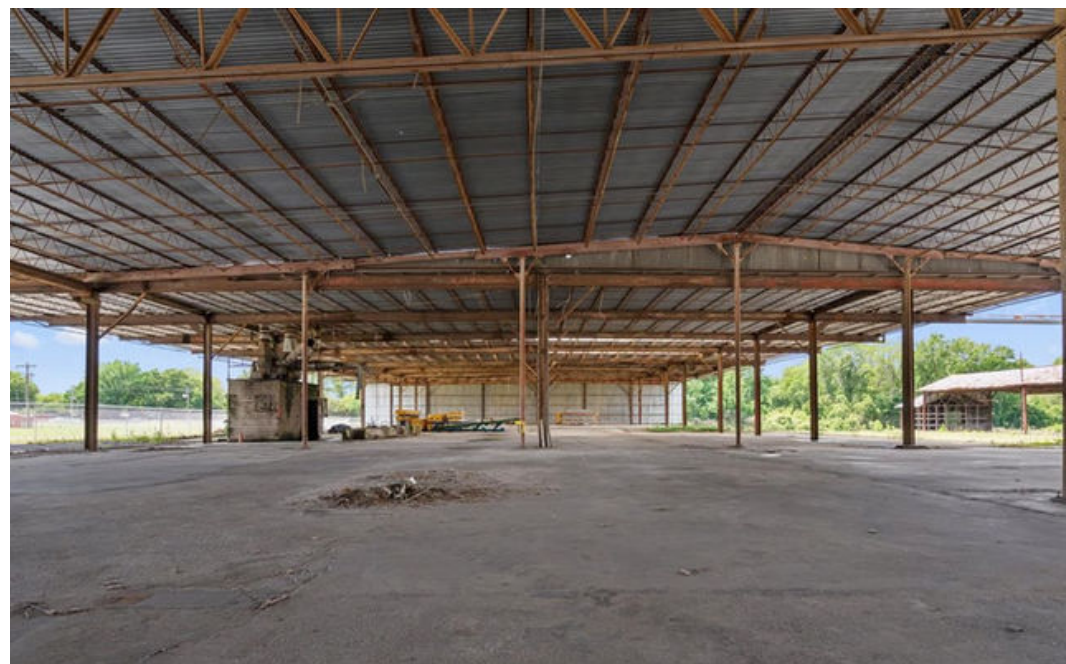
PROPERTY OUTLINE





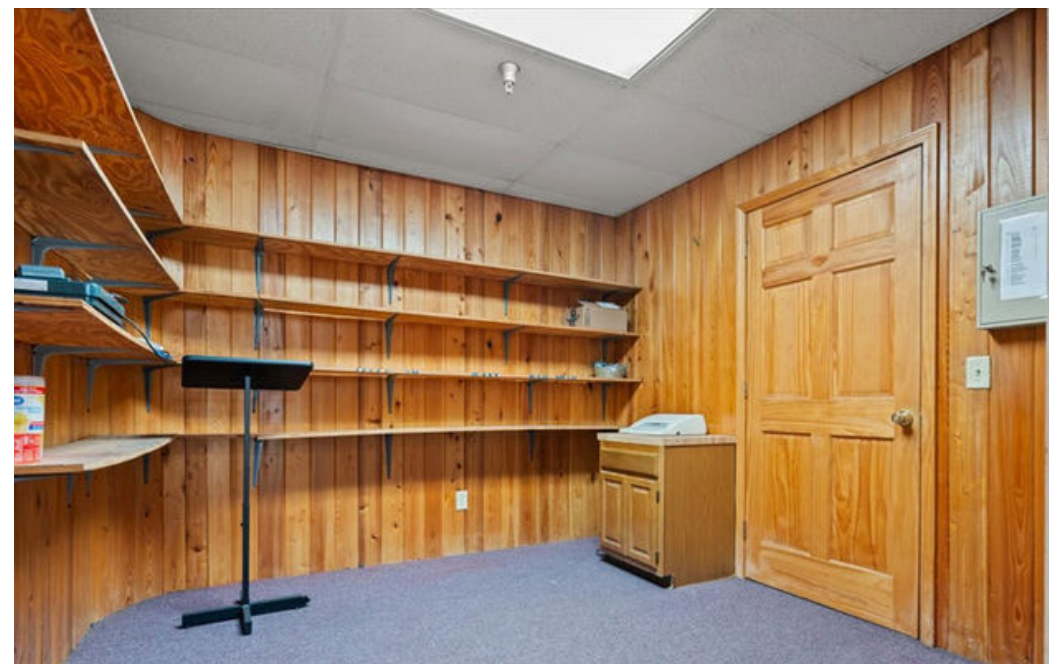


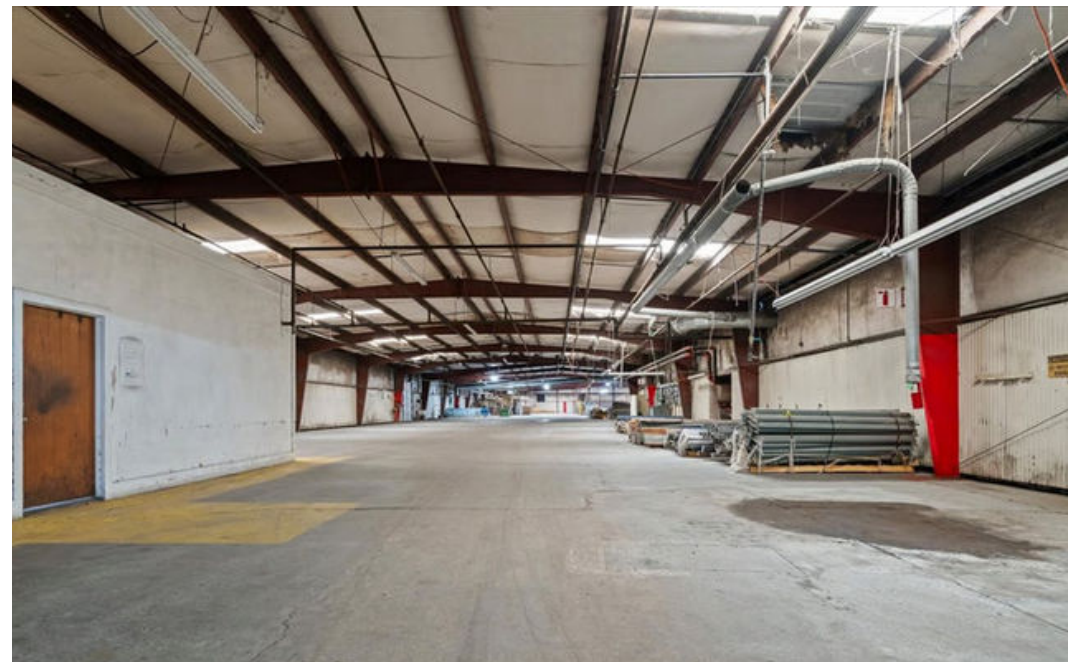
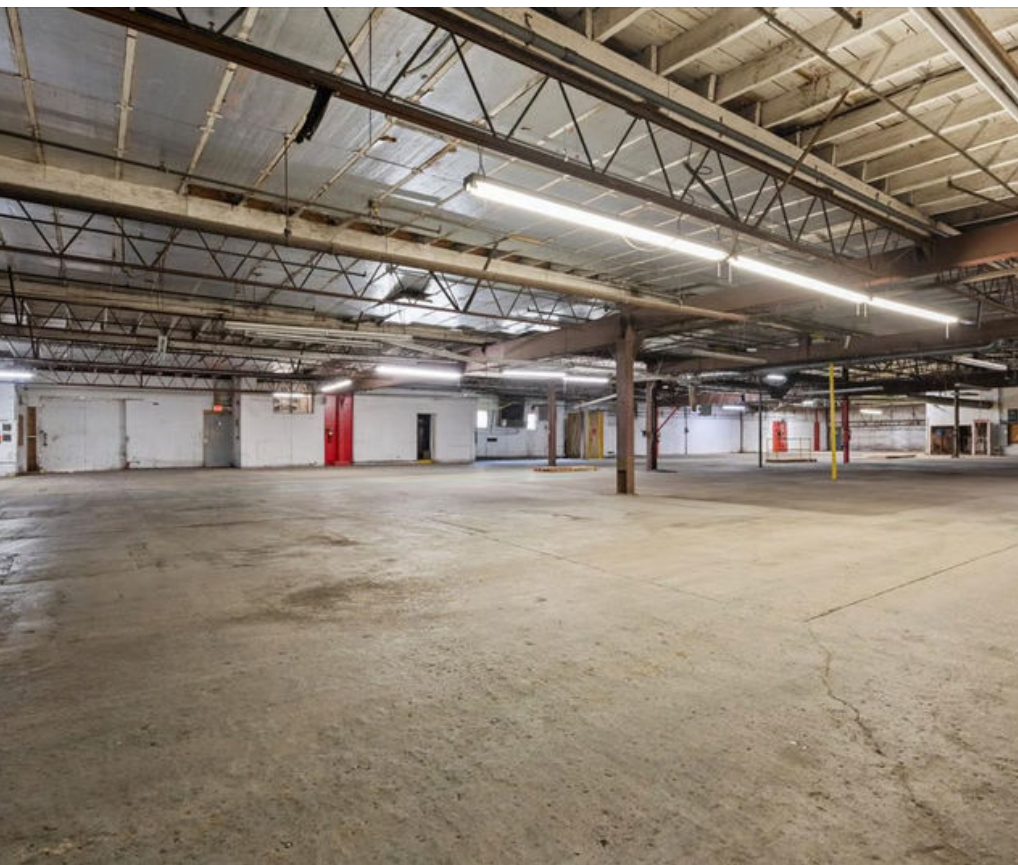
EXTERIOR PHOTOS





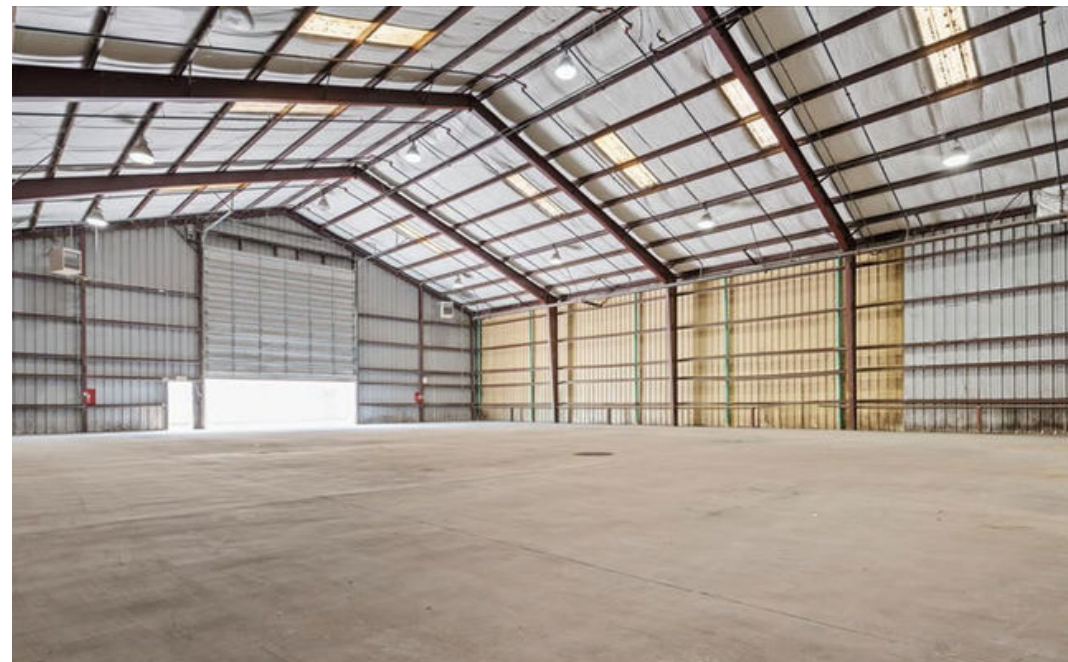
INTERIOR PHOTOS







WAREHOUSE PHOTOS





MARKET OVERVIEW

PAMPLICO, SC | FLORENCE COUNTY

The subject property is situated along SC-51 in Pamplico, a community within Florence County that sits at the heart of South Carolina's Pee Dee region. The area is defined by a strong agricultural economy, established industrial activity, and a regional workforce pipeline driven by Florence–Darlington Technical College. Florence County's Economic Development Partnership is an active resource for qualifying industrial projects.

INFRASTRUCTURE & CONNECTIVITY

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

- Interstate access via I-95 and I-20 approximately 30 minutes west in Florence
- Florence Regional Airport offering commercial air service and freight options
- CSX rail access through Florence with connections to major Southeastern markets
- Inland Port Dillon approximately 45 minutes north — SC Ports' intermodal facility with direct rail to the Port of Charleston
- Port of Charleston approximately 2 hours south — one of the largest and fastest-growing container ports on the East Coast
- SC Highway 51 (SC-51) provides direct corridor access through the Pee Dee agricultural region
- Municipal water and sewer connected to the property — a significant utility advantage for manufacturing, processing, and distribution users

WORKFORCE & ECONOMIC DEVELOPMENT

- Florence–Darlington Technical College — workforce training pipeline directly relevant to manufacturing and industrial operations
- Florence County Economic Development Partnership — active support for qualifying industrial projects, including incentive navigation
- Northeastern Strategic Alliance (NESA) — regional economic development organization covering the Pee Dee and northeastern South Carolina
- Access to the Pee Dee region's broad agricultural and manufacturing labor pool

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