



**COLDWELL  
BANKER  
COMMERCIAL**  
CORNERSTONE

## 3431 HIGHWAY 301

\$145,000

3431 Highway 301  
Manning, SC 29832

AVAILABLE SPACE  
8,500 SF

### FEATURES

- Metal Structure
- 10' & 16' Ceiling Height
- 2 Loading Docks
- 1.92 acres
- Zoned Industrial - 1

### AREA

The subject is situated on the east side of Sumter Highway in Manning, Clarendon County, South Carolina. Located near Interstate 95 roughly 45 miles northeast to Florence and 35 miles southwest to Interstate 26. U.S. 301 leads northeast 18 miles to Tuberville and southeast 10 miles to Summerton, while U.S. 521 leads northwest 19 miles to Sumter and 15 miles to Greeleyville.



# FOR SALE

CBCWORLDWIDE.COM

### OFFICE

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**COLDWELL BANKER COMMERCIAL  
CORNERSTONE**  
2 N. Main Street, Sumter, SC 29150  
803.778.1139



**SALE**

## 3431 HIGHWAY 301

3431 Highway 301, JohnstonManning, SC 29832



**SALE PRICE** **\$145,000**

### OFFERING SUMMARY

Lot Size: 1.92 Acres

Building Size: 8,500 SF

Zoning: Industrial-1

### PROPERTY OVERVIEW

Built in 1971, the subject consist of one single-story industrial building. This building consists of both storage and showroom area totaling 8,500 SF of gross building area. The Warehouse storage area is 5,000 SF and finished showroom area, located in building One is 3,500 SF.

### PROPERTY HIGHLIGHTS

- Metal Sturcture
- 10' & 16' Ceiling Height
- 2 Loading Docks



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