

707 WHITEHEAD ROAD

Lugoff, South Carolina 29078

FOR LEASE OR BTS

±60 ACRE SITE | RAIL-SERVED (CSX)

Former WestRock - Elgin Chip Mill



NAIColumbia

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PROPERTY OVERVIEW

ADDRESS	707 Whitehead Rd Lugoff, SC
SITE SIZE	±60 Acres
KERSHAW COUNTY TM	322-00-00-013
ZONING	I-1, Kershaw County
OFFICE	±3,800 SF
RAIL-SERVED	CSX
RAIL SPUR SIZE	±2,000 FT
ELECTRICITY PROVIDER	Fairfield Electric Cooperative
POWER	- Power capacity currently supports up to 5 MW for industrial operations. - Additional distribution capacity can be brought to site with a conductor upgrade on the existing distribution line between the substation and the site, increasing capacity to a total of 9 MW. - Transmission line access located approximately 1-mile from the site, providing strong regional connectivity and expansion potential.
GAS PROVIDER	Dominion Energy
WATER	Well
SEWER	Septic
DISTANCE TO US-1 / MAIN ST	±0.8 Miles
DISTANCE TO I-20	±5 Miles
DISTANCE TO I-77	±17 Miles
DISTANCE TO COLUMBIA, SC	±25 Miles



**CONTACT BROKERS FOR
MORE INFORMATION**



PROPERTY PHOTOS



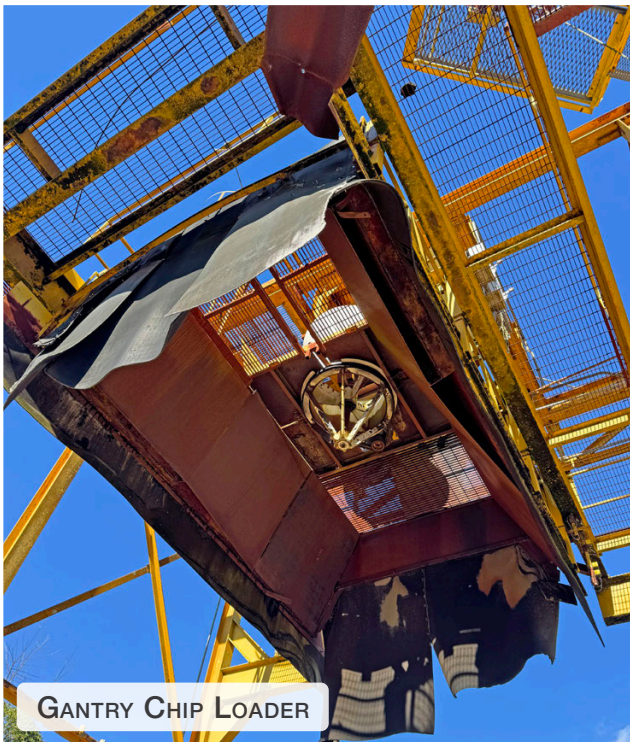
PROPERTY INFRASTRUCTURE/EQUIPMENT



RAILCAR INDEXER



TRUCK SCALE WITH WOODYARD CRANE IN BACKGROUND



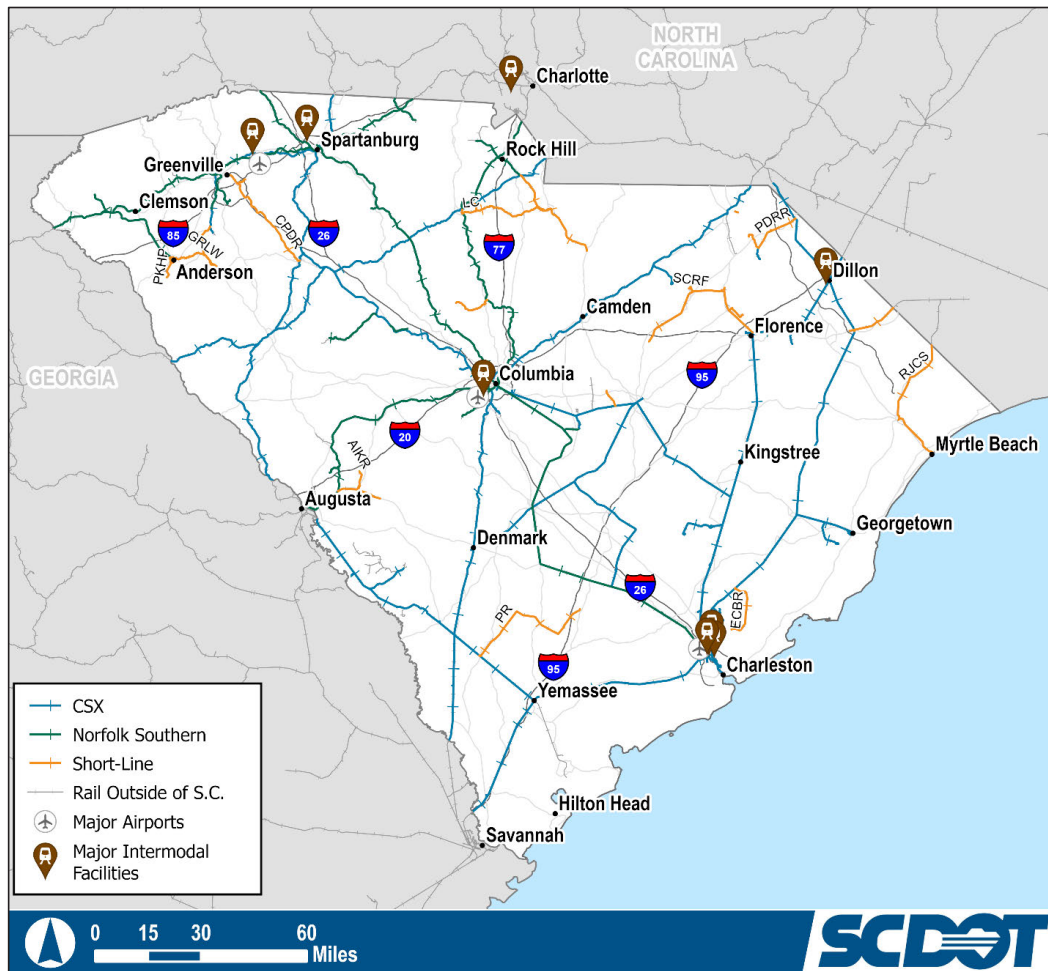
GANTRY CHIP LOADER



OVERHEAD CHIP LOADING CONVEYOR WITH GANTRY CHIP LOADER

CSX RAIL SPUR

Competitive Advantages of CSX Rail Spur



- ✓ **Direct CSX Rail Service** with an active on-site spur supporting efficient inbound and outbound freight
- ✓ **Strategic Position within South Carolina's Rail Network**, connecting to major domestic and international markets
- ✓ **Seamless Intermodal Access**, linking rail, highway, and port infrastructure across the Southeast
- ✓ **Cost-Effective Freight Movement** for bulk, heavy, or high-volume manufacturing and distribution users
- ✓ **Enhanced Supply Chain Resiliency** through reliable Class I rail connectivity

SUBMARKET MAP



MARKET MAP

