

185 West Jones Lane

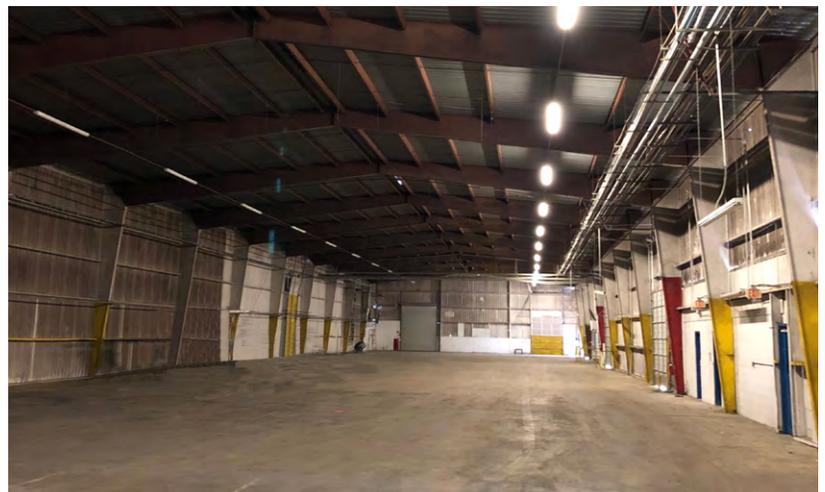
Lugoff, South Carolina

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For Lease or Sale

- ±23,523 SF up to ±89,366 SF
- Located just off Hwy 601 & one mile to I-20
- Ceiling Heights:
 - 25' to 29' Center
 - 18' to 23' Eaves
- Column Spacing
 - 70' Clear Span
 - 25' x 40'
 - 25' x 45'
- Adjacent to CSX Rail
- 10 Acres Fenced Yard
- Eleven (11) Docks
- Six (6) Drive-in Doors
- Zoning: I-1 (Industrial)
- 1,200 Amps, 2,300 Volts, 3 Phase, 167 KVA
- Truck weight scale
- Metal Construction
- ±7.4 AC can be added or leased separately
- **LEASE RATE: \$1.90/SF NNN**
 - Taxes: \$0.15/SF & Insurance: \$0.08/SF
 - CAM: \$0.12
- **SALES PRICE: \$2,200,000**



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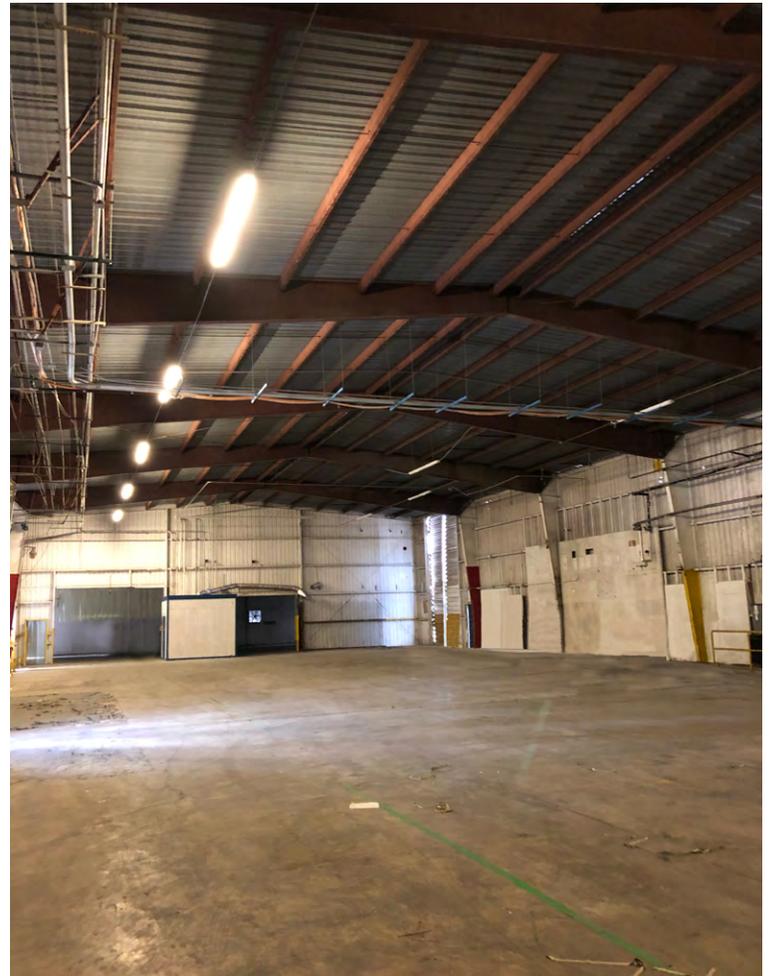
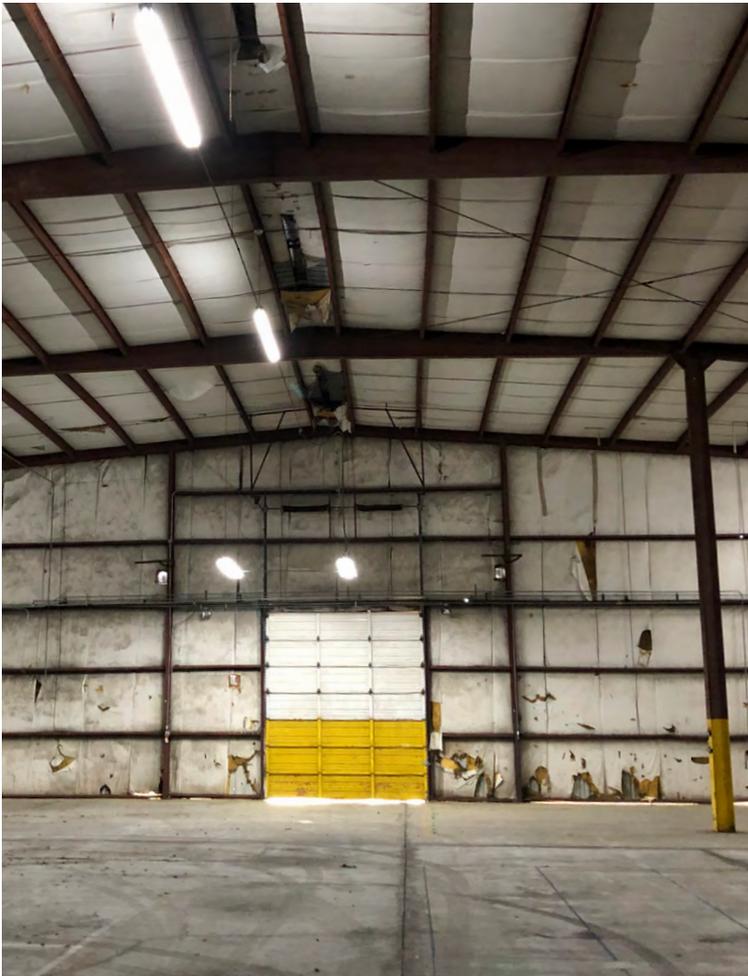
John Metts
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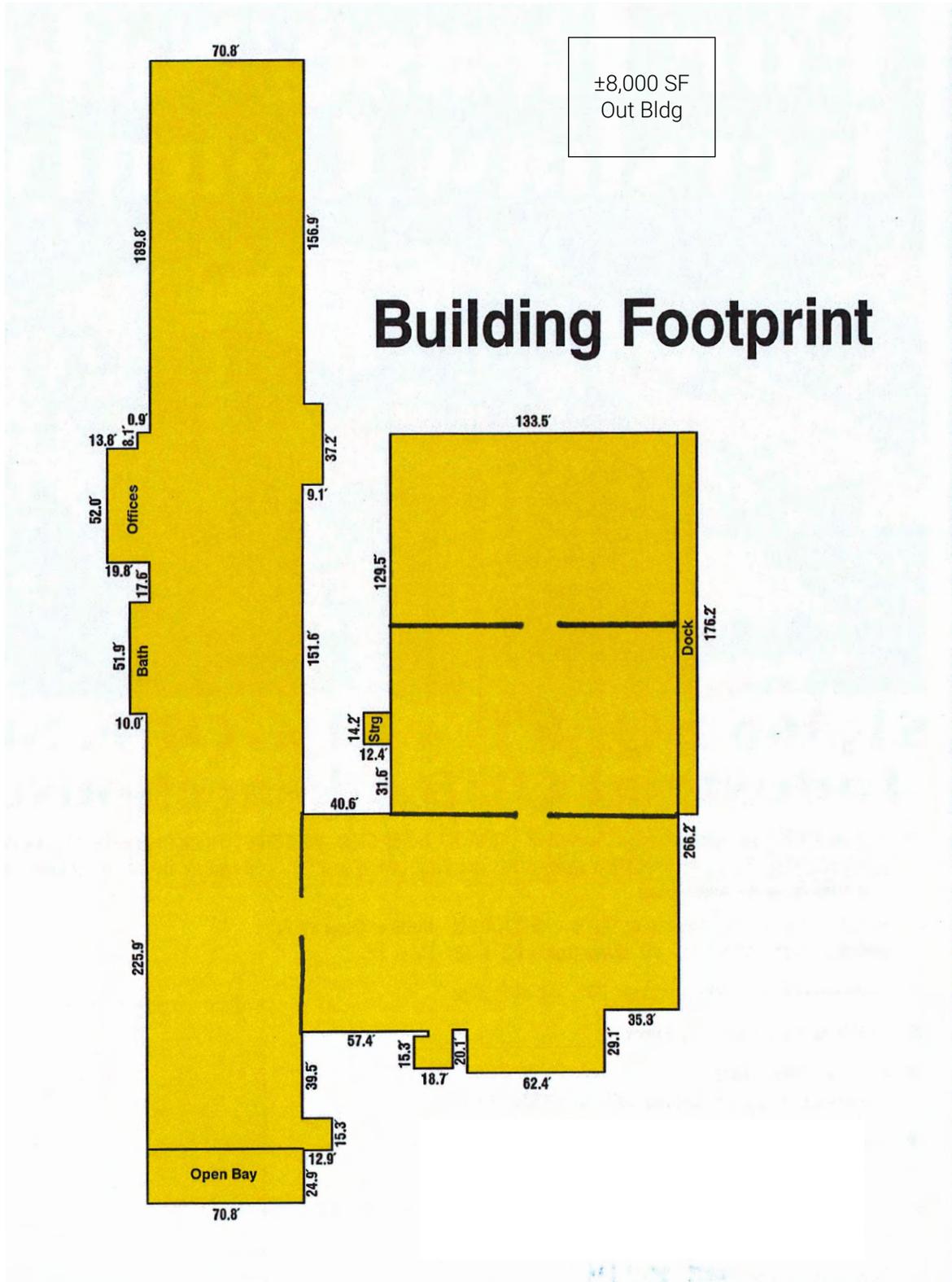
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