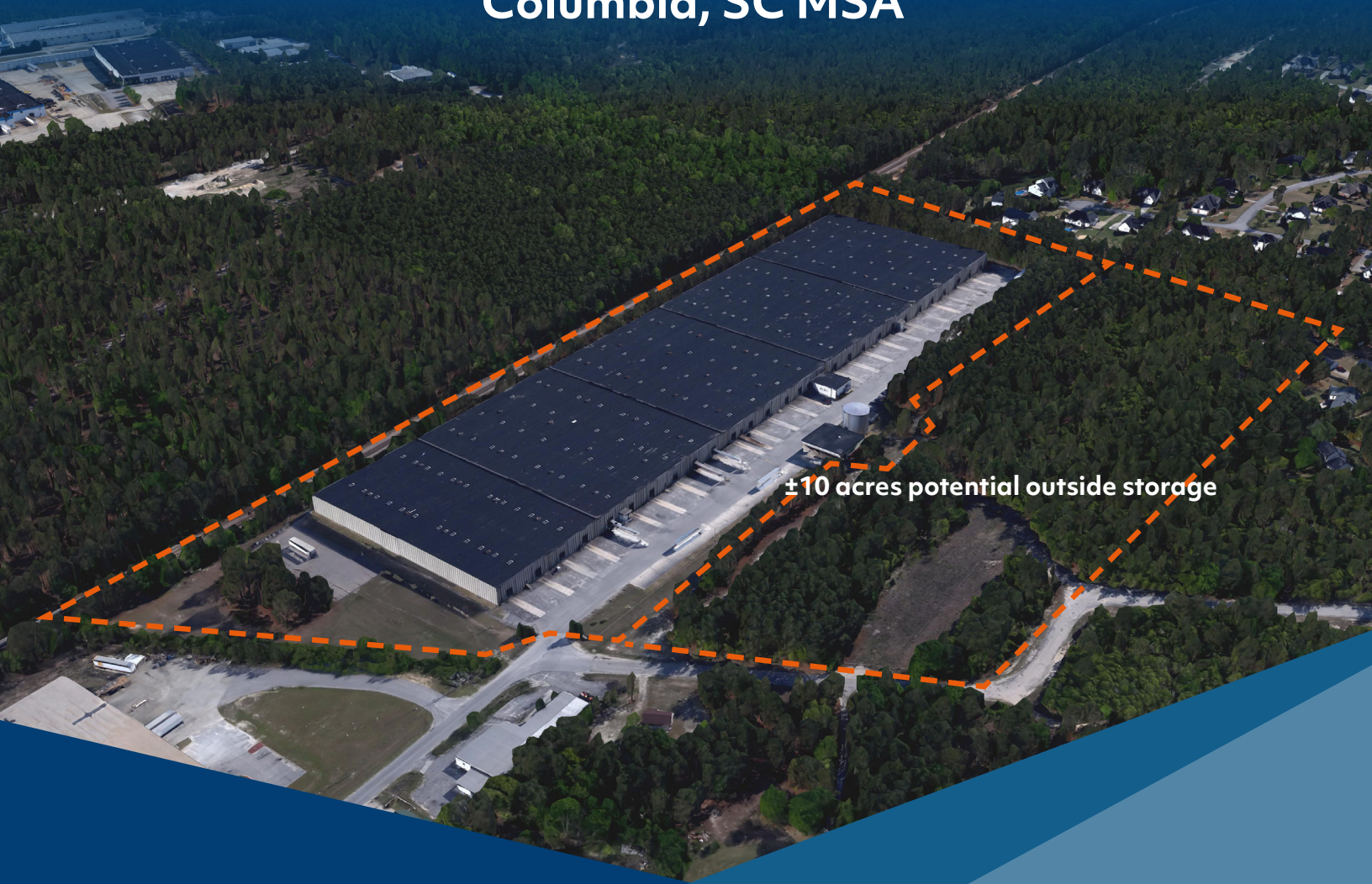


SANDHILL DISTRIBUTION CENTER

Columbia, SC MSA



±10 acres potential outside storage

±518,414 SF Available For Sale

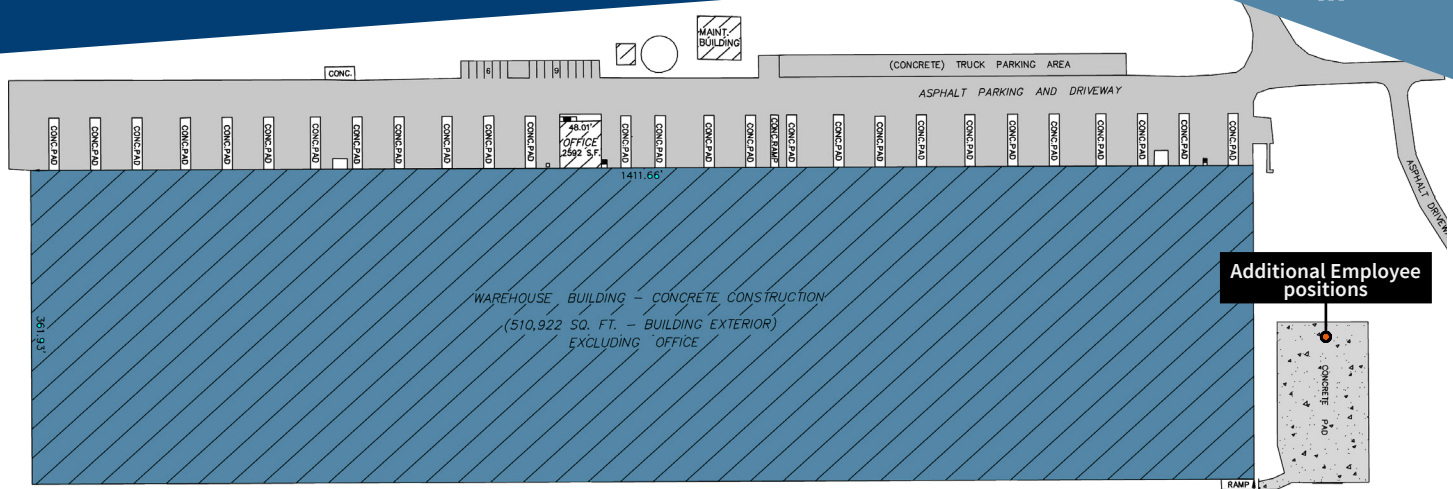
235 Standard Warehouse Rd
Lugoff, SC

Perry Major
+1 864 567 7739
perry.major@jll.com

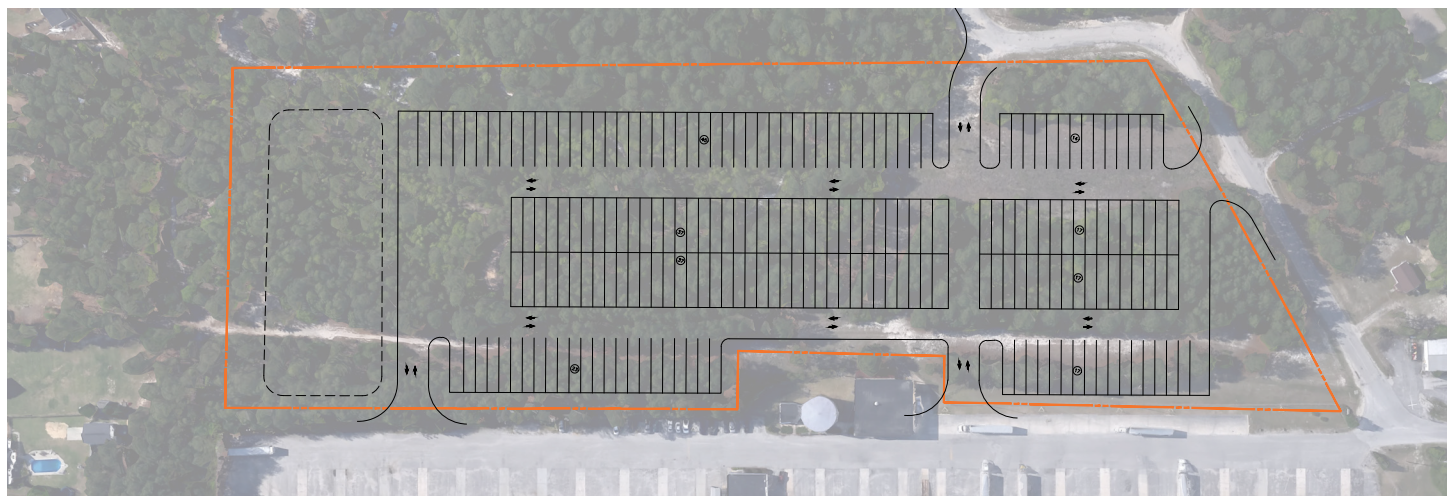
Brad Cherry
+1 704 927 3013
brad.cherry@jll.com

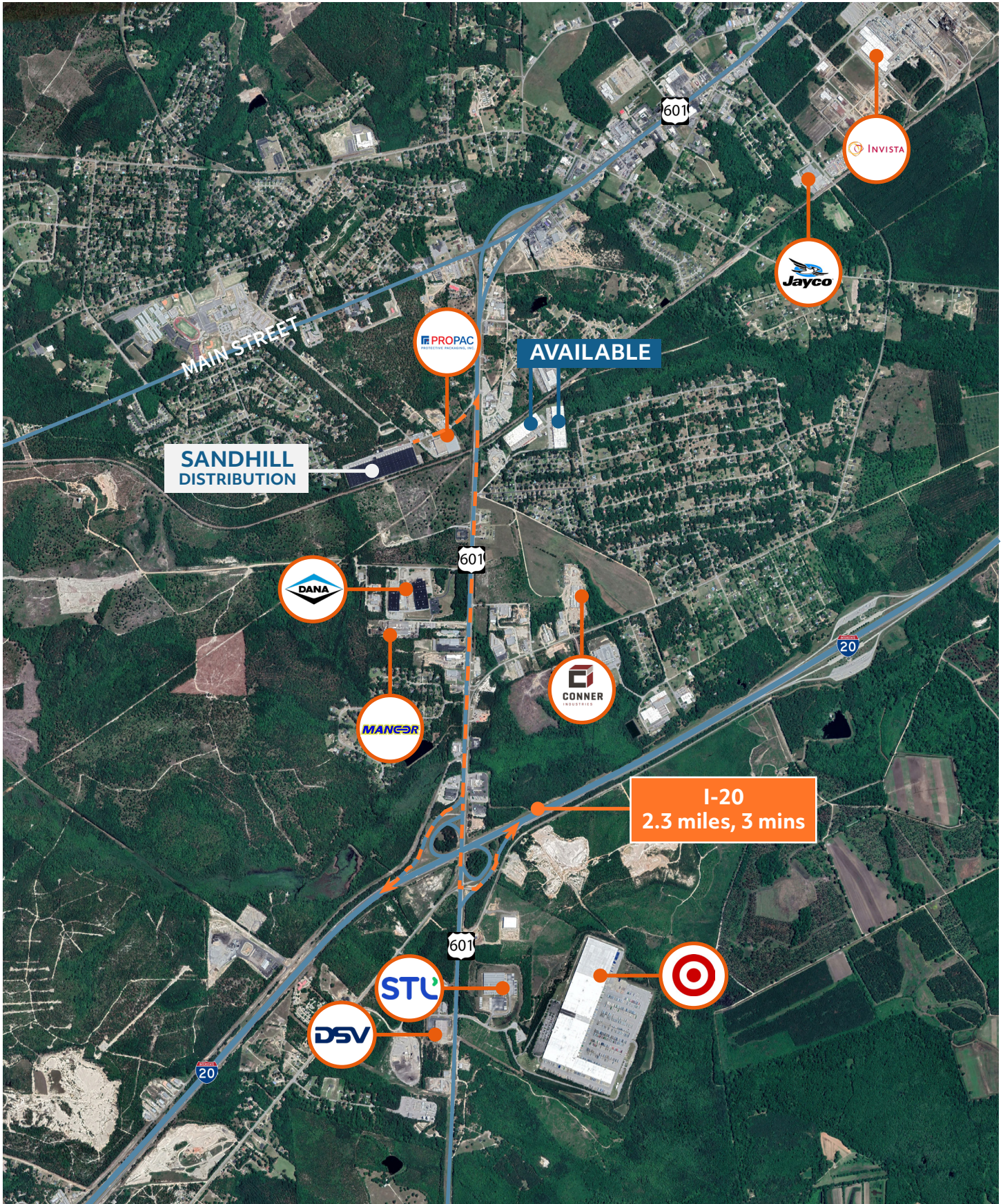


Property Specifications

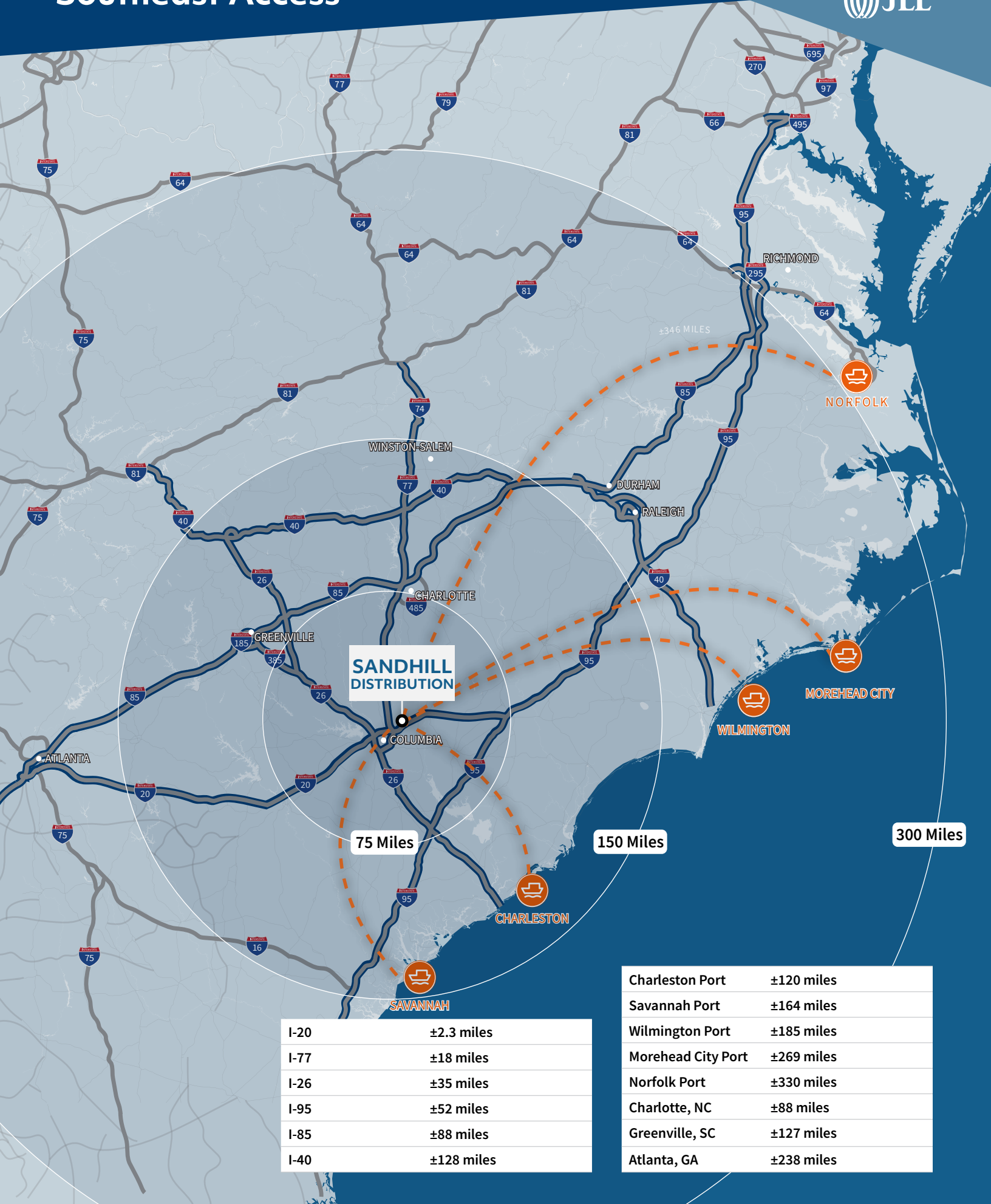


Available SF	±518,414 SF
Warehouse SF	±510,922 SF
Maintenance Building	±4,900 SF
Office SF	±2,592
Building Dimensions	362' x 1412'
Clear Height	21'
Dock Loading	27 Dock High Doors (9' X 10') with manual pit levelers with view window
Drive In Loading	2 Drive In Doors
Sprinkler System	Dry system, density .32, 1251 gpm / 3500 SF, 104.3 psi
Lighting	T5 / LED
Additional Lighting	Skylights throughout
Power	Duke Energy; 1200 Amps, 480V, 3 ph
Auto parking	25 positions (expandable)
Trailer parking	211 potential trailer positions
Year Built	1973
Column Spacing	100' x 20'
Roof	EDPM, installed 1999
Heat	Office only
Internet Service	AT&T
Water & Sewer	City of Lugoff





Southeast Access



I-20	±2.3 miles
I-77	±18 miles
I-26	±35 miles
I-95	±52 miles
I-85	±88 miles
I-40	±128 miles

Charleston Port	±120 miles
Savannah Port	±164 miles
Wilmington Port	±185 miles
Morehead City Port	±269 miles
Norfolk Port	±330 miles
Charlotte, NC	±88 miles
Greenville, SC	±127 miles
Atlanta, GA	±238 miles