

23 INDUSTRIAL PARK DRIVE LUGOFF SC 29078 (COLUMBIA MSA)



OFFERING SUMMARY

Lease Rate	\$5.50 NNN
Building SF	26,281 SF
Parcel	5.62 Acres
Zoning:	I-1 - Industrial District

LOCATION OVERVIEW

Heavy Industrial Facility off I-20 in Lugoff SC
 +/-1-mile to Exit 92 – Hwy 601 interchange
 30-minutes to Columbia / 50-minutes to Florence via I-20

PROPERTY HIGHLIGHTS

- Pre-Engineered Construction
- +/-2500 SF Office
- Power: 3-Phase - 3K AMP - 600V Power
- Clear Height: 14' to 21'
- (3) Drive-In Doors
- (4) Dock High Doors
- ESFR Sprinkler
- +/- 2 acres of outside storage

DANIEL MARSHA THOMAS HIPPI

O: 704.347.4676

daniel@whitesidetre.com

O: 803.608.2383

thomas@whitesidetre.com