

240 EVANS RD. LUGOFF, SC

±196,524 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

CONTACT BROKERS

VIEW LISTING

southeastindustrialproperties.com

PROPERTY HIGHLIGHTS

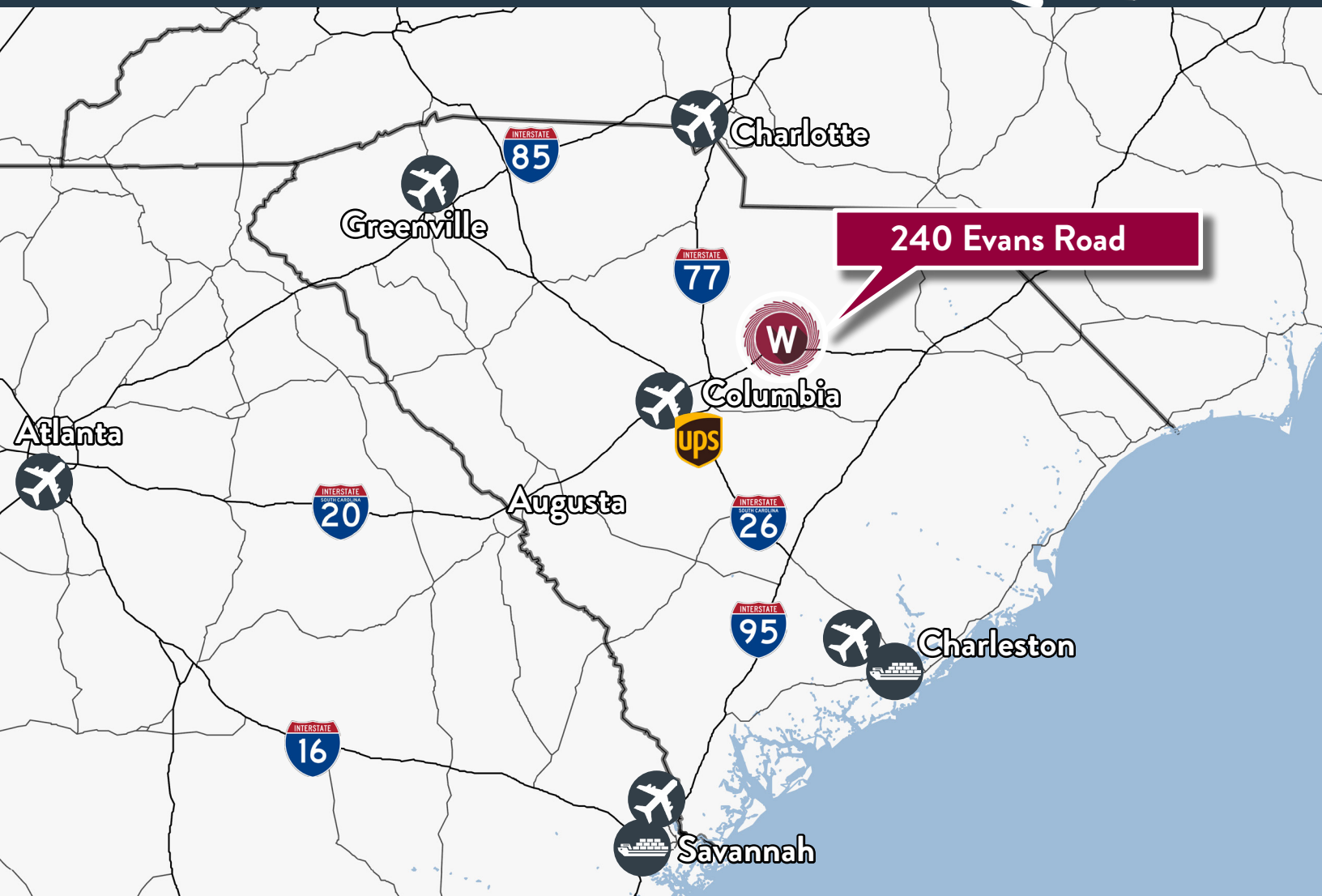
- Building area:
±97,582 - ±196,524 SF total
±1,361 SF office
- Site: ±24.23 Acres
- Clear height: 20'
- Dimensions: 243' x 805'
- Security: Fully fenced site
- Lighting: T8 Fluorescent
- Loading docks:
16 dock-high doors
8 rail doors
1 drive-in door
- Water: City of Lugoff
- Roof: TPO membrane
- Fire Protection: Dry system

Colliers

CHUCK SALLEY, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

THOMAS BEARD, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

JOHN PEEBLES, SIOR
Senior Brokerage Associate
+1 803 401 4226
john.peebles@colliers.com



THE AREA

Lugoff, South Carolina offers a strategic locale for industrial users seeking growth and efficiency. Situated along Interstate 20, a major transportation artery connecting Atlanta and Columbia, Lugoff enjoys easy access to key markets across the southeastern United States.

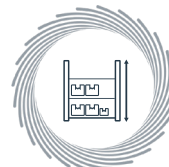
DISTANCE

Interstate 20	±1.5 miles
City of Camden	±6.3 miles
Interstate 77	±17.7 miles
Columbia Metropolitan Airport	±38.1 miles
Charlotte Douglas International Airport	±88.6 miles
Port of Charleston	±121 miles

PROPERTY FEATURES



LOT SIZE
±24.23 acres



CLEAR HEIGHT
20' throughout



SPRINKLERS
100% dry system



LIGHTING
T-8
fluorescent



DOCKS
16 dock-high doors
8 rail doors
1 drive-in door



SPACES
±1,361 SF office



INVISTA™

Jayco

84 LUMBER

PRO PAC
PROTECTIVE PACKAGING, INC.



W

DANA

Knight's
COMPANIES

601

CONNER
INDUSTRIES

CHEP

INTERSTATE
20

MANGOR

ROY'S
WOOD PRODUCTS

Carolina Covers

Crawford
SPRINKLER CO.
OF RALEIGH, INC.

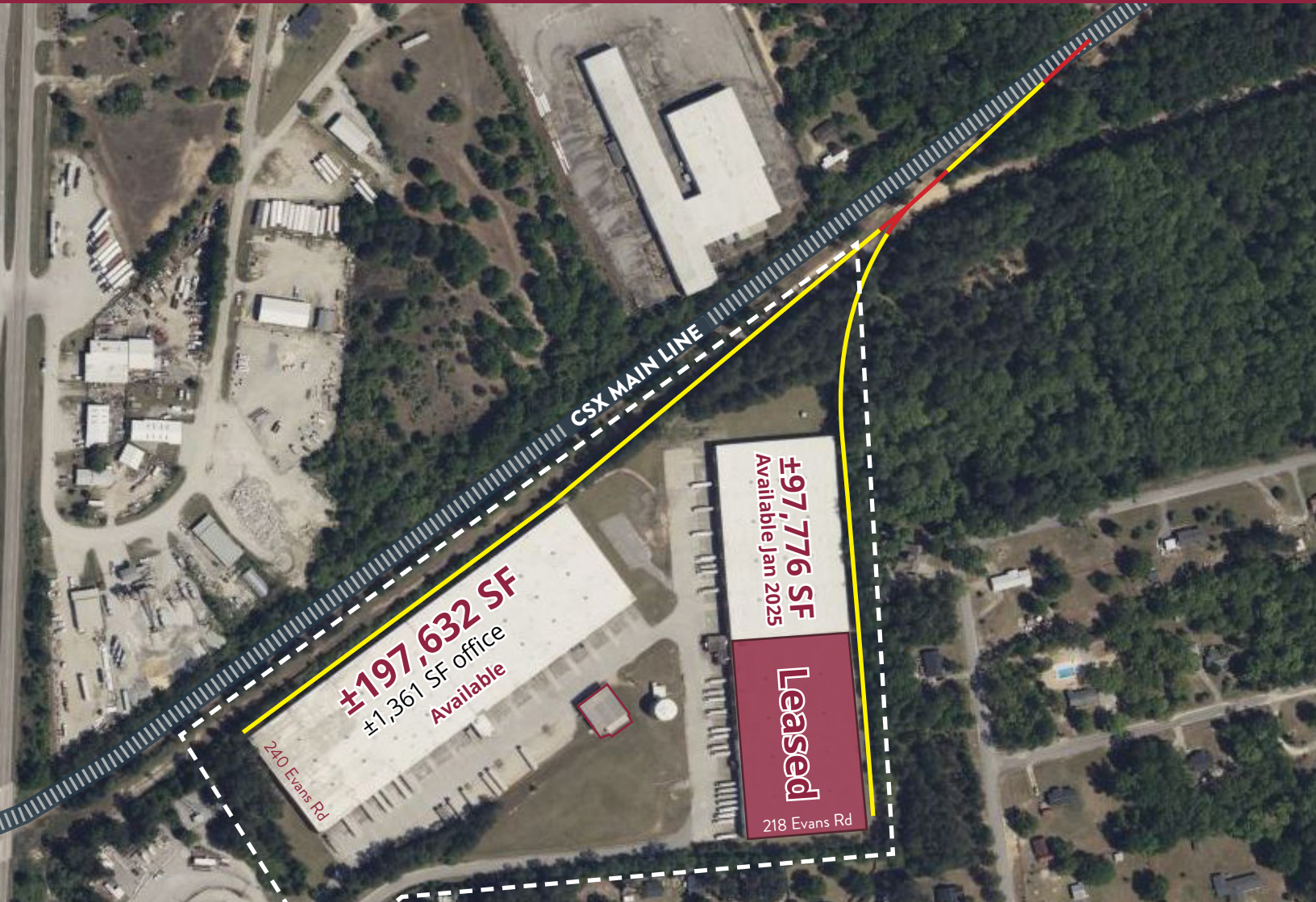
EXIT 92

STU

Target
Distribution Center

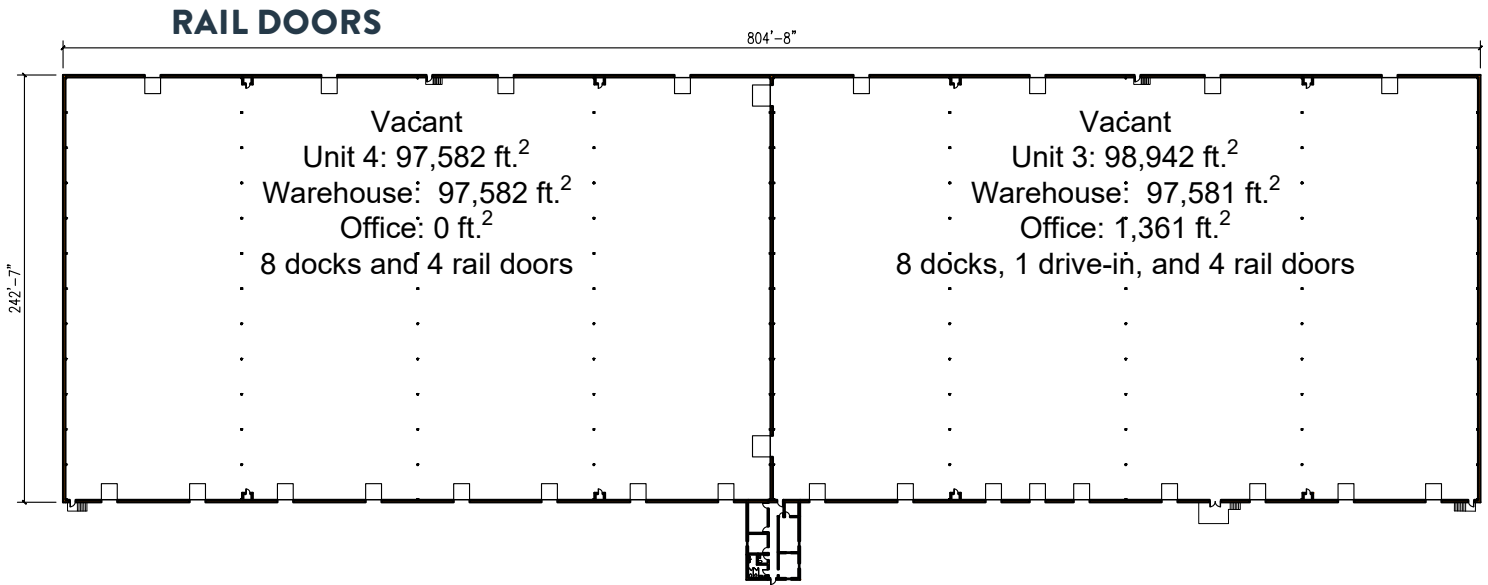


POTENTIAL RAIL ACCESS



VIEW LISTING 

southeastindustrialproperties.com



1 Floor Plan
BASE Scale: 1/64" = 1'-0"

Colliers

CHUCK SALLEY, SIOR

Managing Director
+1 803 401 4266
chuck.salley@colliers.com

THOMAS BEARD, SIOR

Vice President
+1 803 401 4247
thomas.beard@colliers.com

JOHN PEBBLES, SIOR

Senior Brokerage Associate
+1 803 401 4226
john.pebbles@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.



Providing homes for businesses by finding solutions that create value.