

1444 LANCASTER HIGHWAY

CHESTER, SC 29706



±627,241 sf industrial warehouse available for sale

**AVISON
YOUNG**

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Property overview

1444 LANCASTER HWY | CHESTER, SC



**Expansion
potential**



2 Butler buildings
±5,000 sf each
2 dock-high



300 spaces
Ample parking



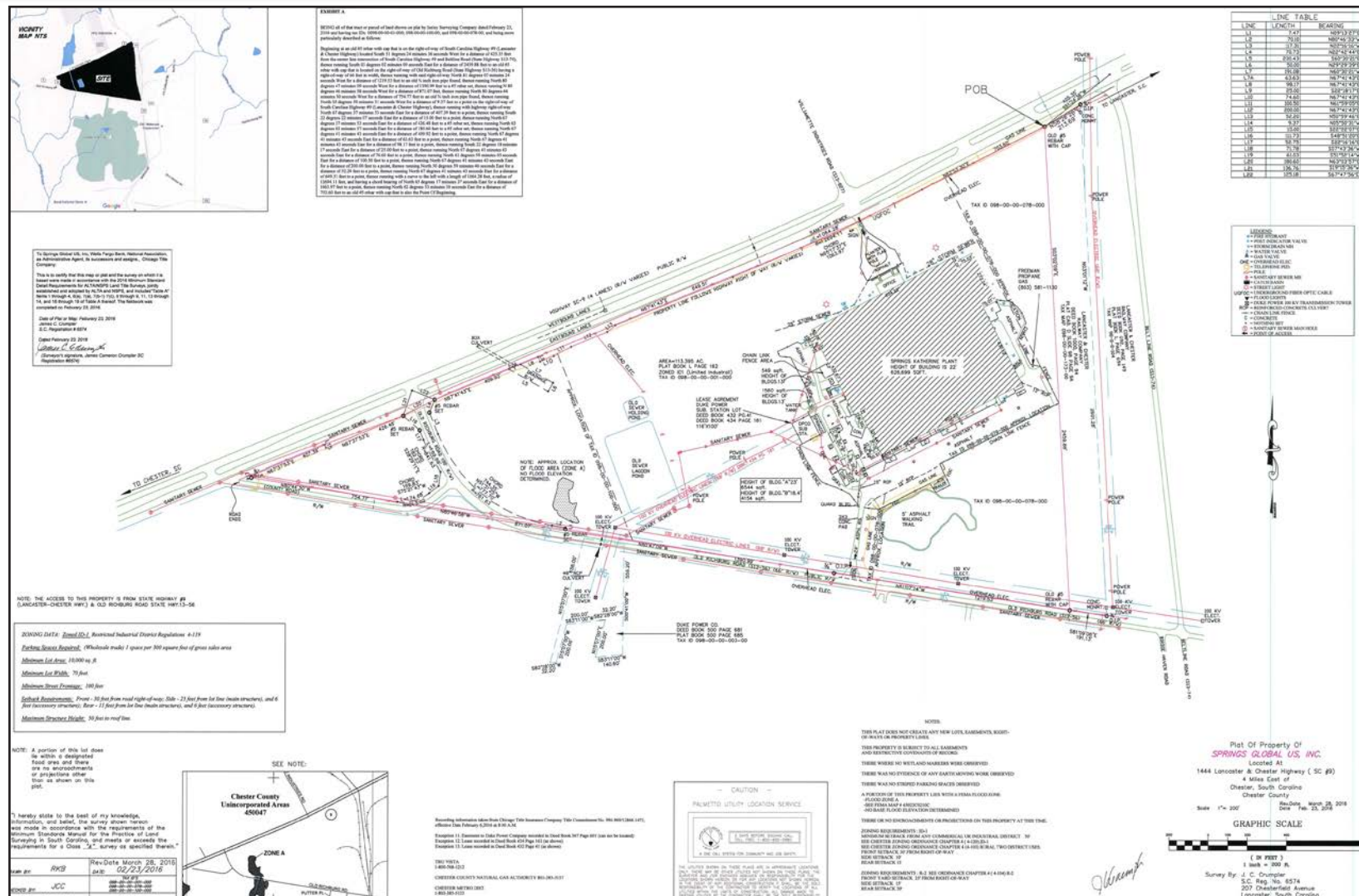
Rail spur ext
Nearby shortline
railroad



20 MW
Heavy power
available

County	Chester
TMS	098-000-00-001-000
Zoning	Industrial
Building size	±627,241 sf
Lot size	±111 acres
Year built/renovated	1968/2005
Warehouse size	±620,351 sf
Office size	±6,890 sf
Clear height	17' 7"
Column spacing	32' x 36'
Drive-in doors	(1) one
Dock-high doors	(15) fifteen with levelers
Walls	Brick on concrete block
Roof	TPO membrane





Economic incentives

The state of South Carolina believes in securing its economic future by offering robust economic incentives such as low taxes to attract businesses. These incentives help keep business operating costs low, allowing companies to reinvest in our state. South Carolina offers local incentives through its economic development department along with its regional partners and service providers.

South Carolina economic incentives for business

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure



CHOOSE **JC** CHESTER

Why choose Chester County?



70% growth in manufacturing



Up to 30% savings in rail freight costs



2.5M+ labor shed from two metro markets

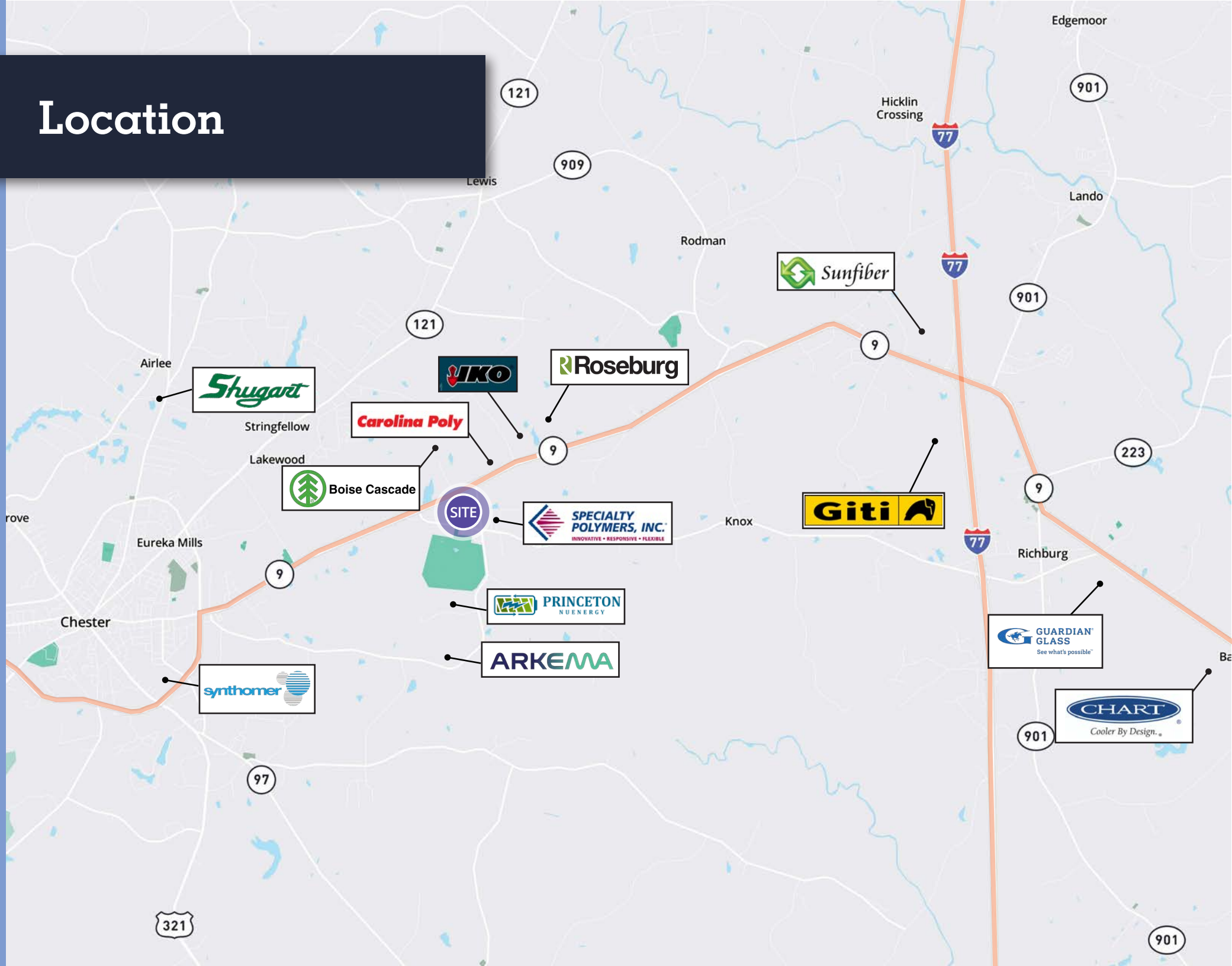


50+ industrial companies located in Chester

Chester County economic incentives for business

- Fee-in-Lieu-of-Property Taxes (FILOT)
- Multi-County Park Status
- Job Development Credits
- Special Source Revenue Credit
- Employee Training
- Discounted Permit Fees

Location



Location



METRO MARKETS

Charlotte, NC | 45 Miles

Columbia, SC | 60 Miles



AIRPORTS

CLT | 48 Miles

GSP | 76 Miles

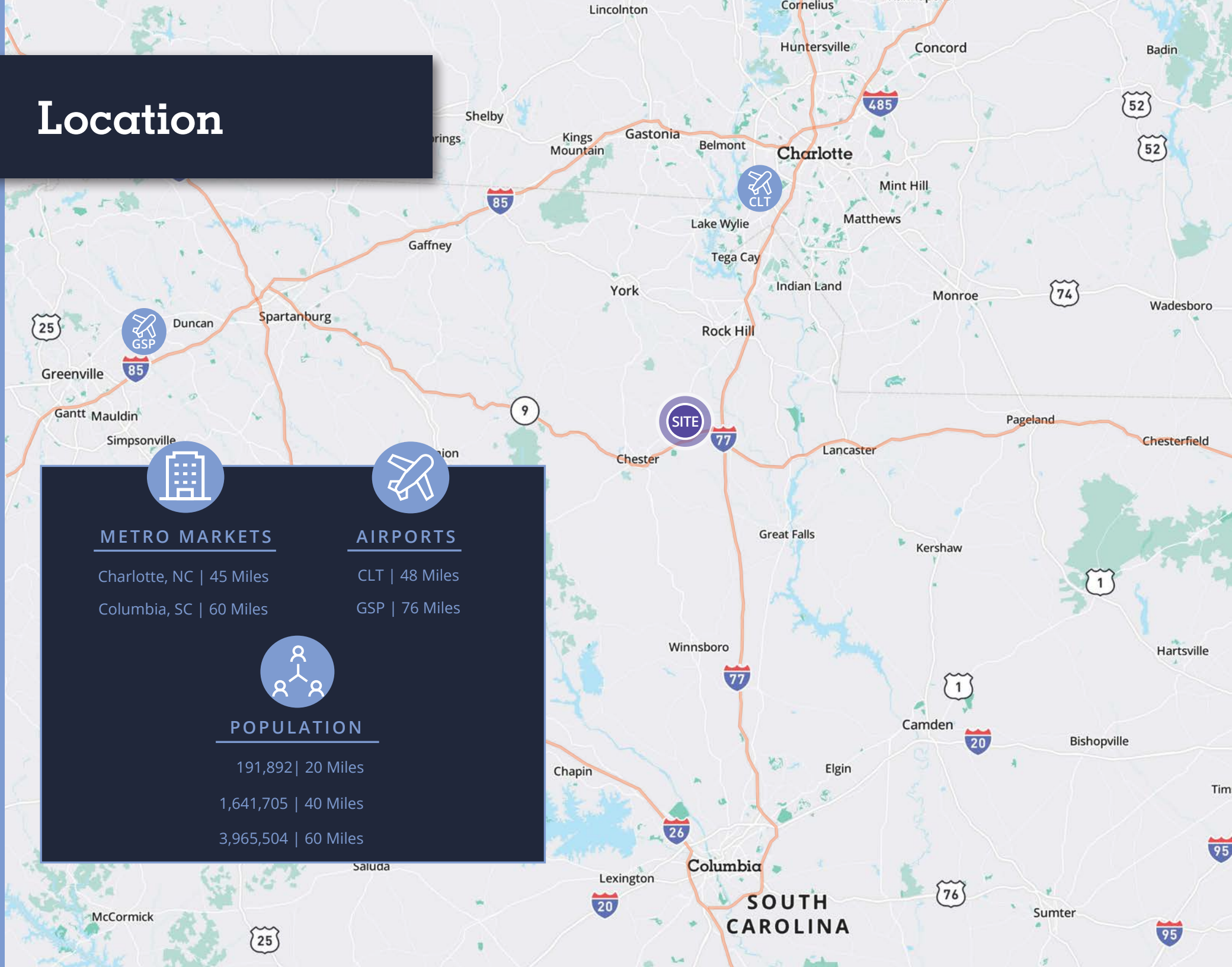


POPULATION

191,892 | 20 Miles

1,641,705 | 40 Miles

3,965,504 | 60 Miles

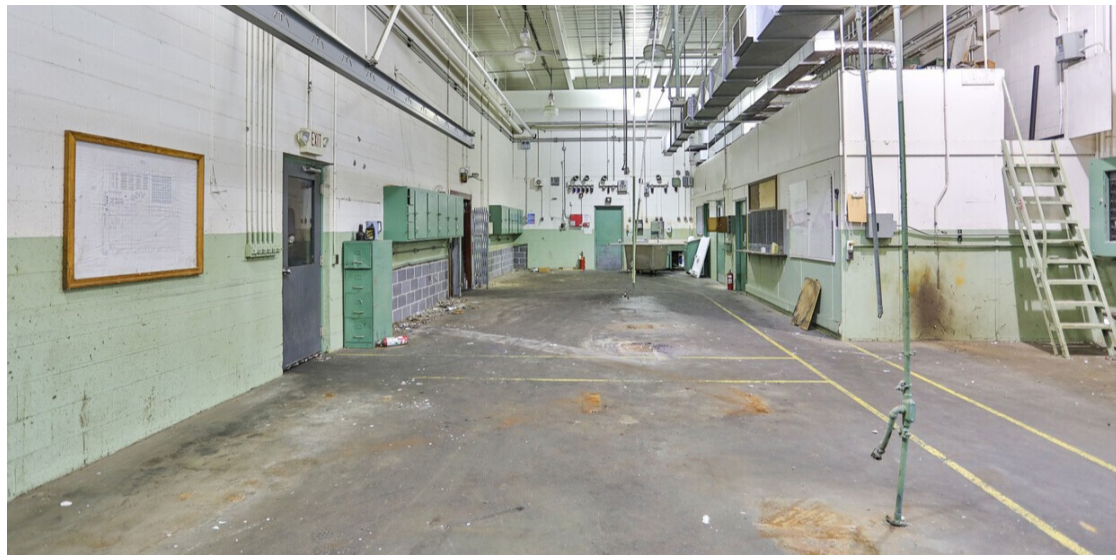


Photos



1444 LANCASTER HWY | CHESTER, SC

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Let's
talk.

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