

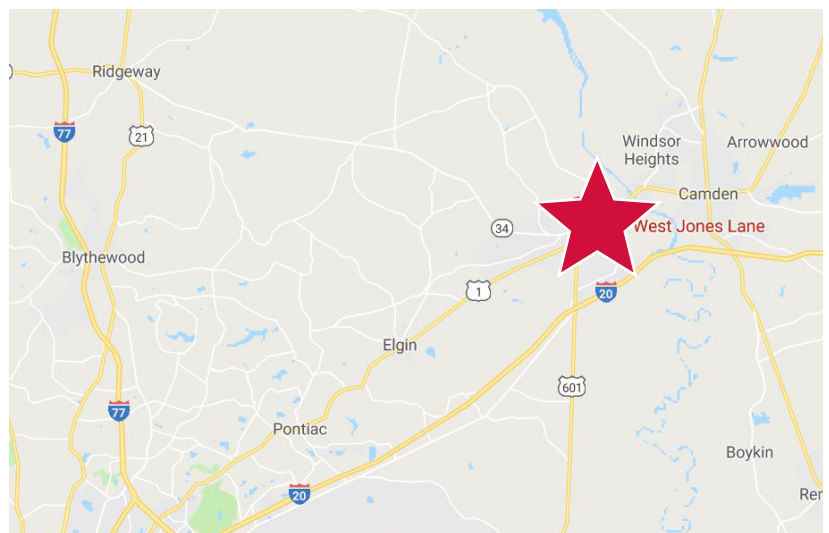
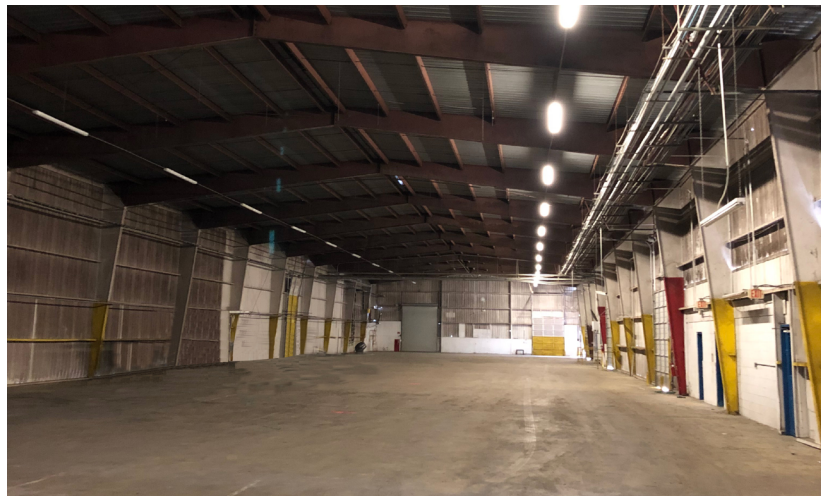
185 WEST JONES LANE

Lugoff, South Carolina



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: \$2.90 PSF NNN**
 - ♦ Taxes: \$0.15/SF & Insurance: \$0.08/SF
 - ♦ CAM: \$0.12
- ♦ **SALES PRICE: \$2,200,000**



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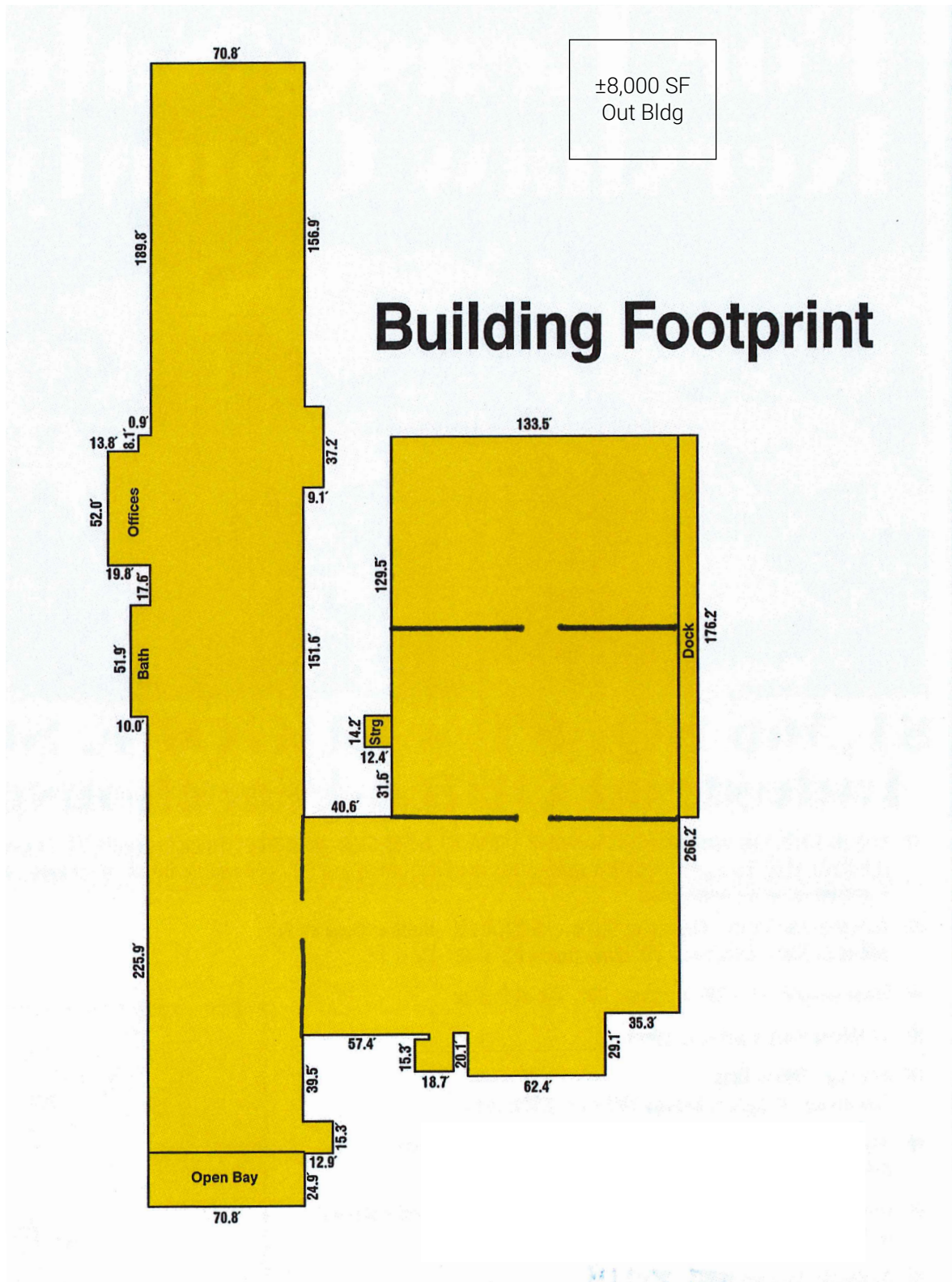
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