

235 STANDARD WAREHOUSE
ROAD | LUGOFF, SC

±406,503 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$4.50 NNN

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southeastindustrialproperties.com

PROPERTY HIGHLIGHTS

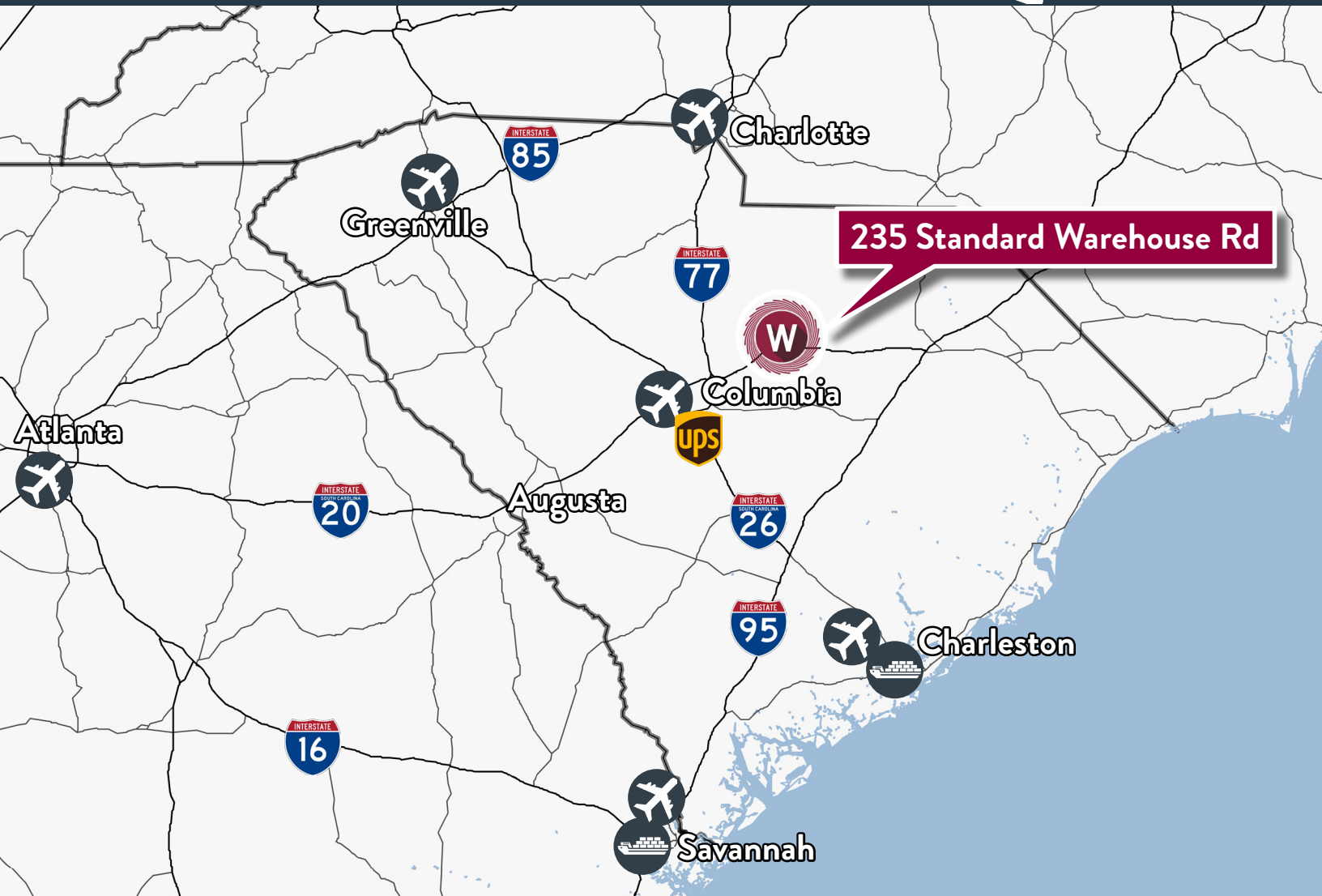
- Building area: 516,121 SF
Area for lease: ±406,503 SF
subdividable to ±73,400 SF
±4,764 SF office space
±2,507 SF maintenance building
- Subdividable to ±73,400 SF
- Column spacing: 100' X 20'
- Dimensions: 362' X 1412'
- Site: ±34.29 acres
- Year built: 1973
- 2025/2026 Improvements:
 - New TPO Membrane roof
 - Painted exterior
 - LED lighting
 - Warehouse heaters
- Security: fully fenced
- Sprinklers: ESFR (improved 2026)
- Dock loading: 21 dock-high doors (9' X 10') with manual pit levelers
- Utilities:
 - Power: Duke Energy | 800 Amps
 - Water/Sewer: City of Lugoff

Colliers

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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.

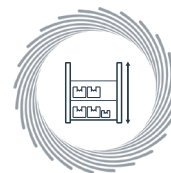
DISTANCE

Interstate 20	±1.47 miles
Interstate 77	±20.4 miles
Interstate 26	±32 miles
Columbia Metropolitan Airport	±41 miles
Charlotte Douglas International Airport	±91 miles
Port of Charleston	±124 miles

PROPERTY FEATURES



PARKING
±25 spaces
(expandable)



CLEAR HEIGHT
21'



SPRINKLERS
ESFR



HVAC
100% heated &
cooled office



LIGHTING
LED
throughout



DOCKS
21 dock-high doors
1 drive-in door



POWER
800 amps
480V, 3ph

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PROPERTY PHOTOS



POTENTIAL RAIL ACCESS



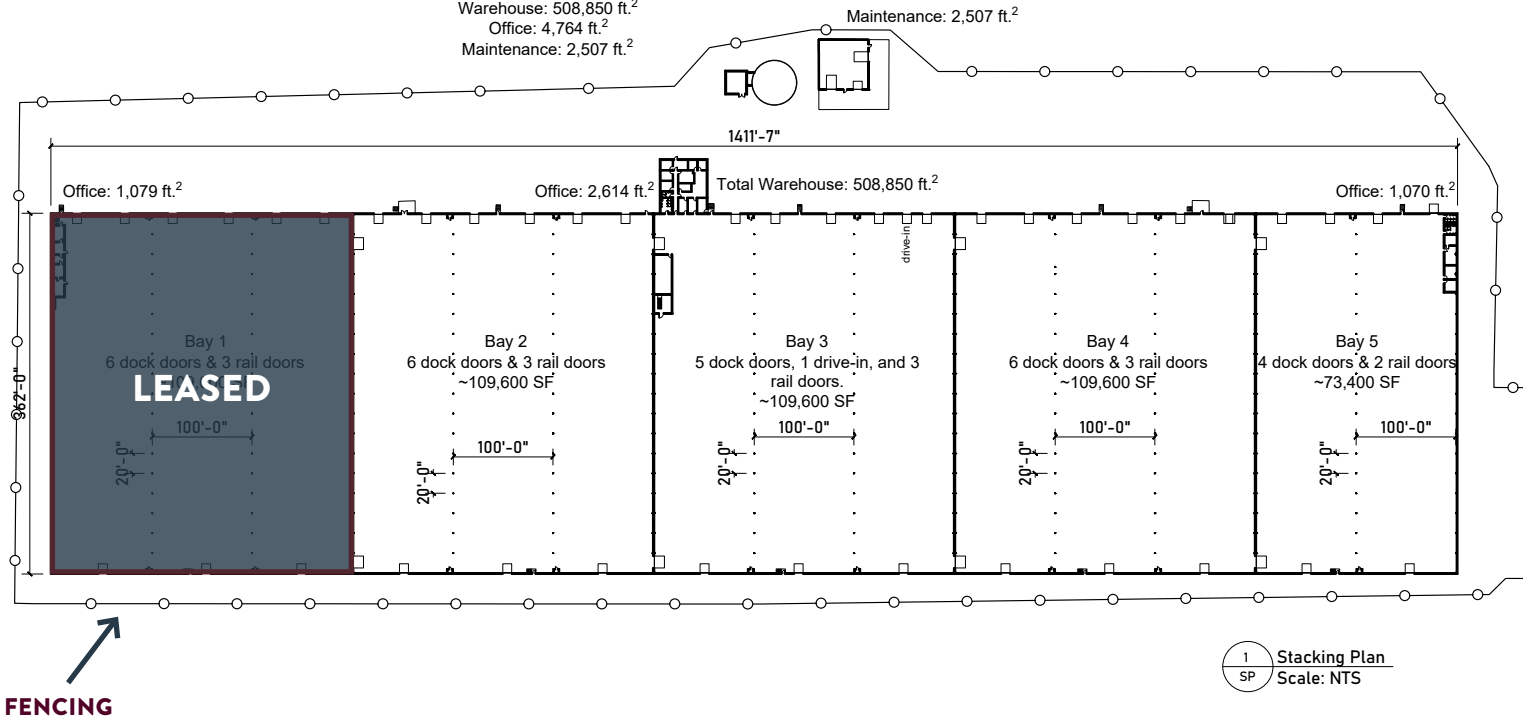
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Total GLA: 516,121 ft.²
 Warehouse: 508,850 ft.²
 Office: 4,764 ft.²
 Maintenance: 2,507 ft.²



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