



Interstate 26
55,200+ VPD



Cameron Rd
2,100+ VPD

+/-260,863 SF AVAILABLE | SINGLE-TENANT OR MULTI-TENANT OPPORTUNITY | 42.17 ACRES | RENOVATED IN 2024

FOR LEASE

ORANGEBURG INDUSTRIAL FACILITY

3771 Cameron Rd | ORANGEBURG, SOUTH CAROLINA 29115





Point of Contact



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Commercial Real Estate
Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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Property Overview



\$5.75/SF NNN
ASKING RATE

GLA	+/-260,863 SF (Divisible)
LOT SIZE	42.17 AC
YEAR BUILT	1962
YEAR RENOVATED	2024
OCCUPANCY	0%
ZONING	CG - Commercial General
AGE OF ROOF	2 Years
CLEAR HEIGHT	18'
DOCK HIGH DOORS	Five (5)
DRIVE-IN DOORS	Seven (7)



Northmarq is pleased to present to qualified investors the opportunity to lease the industrial facility located at 3771 Cameron Rd, Orangeburg, SC. Totalling 260,863 square feet, the property underwent significant renovations in 2024 including improvements to the roof, HVAC, LED lighting, sprinkler system, and more. The property is ideally situated right off the exit of Interstate 26, and is in close proximity to Interstate 95.

Orangeburg, with a population of approximately 12,000 residents, serves as a vital hub for commerce and industry in South Carolina. Situated 40 miles south of Columbia and 74 miles northwest of Charleston, the city offers excellent accessibility via I-26 and I-95. Other transportation options include the CSX and Norfolk Southern rail lines within Orangeburg, while the Columbia Metropolitan Airport and Charleston International Airport are both within an hour's drive. Additionally, the property is in proximity to the Port of Charleston and the Port of Savannah, two of the fastest-growing ports in the U.S.

Recent industrial investment activity in Orangeburg totals more than \$1.4 billion and includes several large-scale manufacturing projects. Birla Carbon is developing a \$1 billion facility focused on producing specialty carbon materials used in electric vehicle batteries and advanced industrial applications. The Sodexia Aapico joint venture is investing \$120 million in an automotive supplier plant that will manufacture structural components for Scout Motors. Carolina Renewable Products is investing \$280 million in a manufacturing facility focused on renewable and bio-based products.

INVESTMENT HIGHLIGHTS



Prime Industrial Site

Industrial Facility Totalling 260,863 SF on 42.17 AC | Opportunity for Single-Tenant User or Possible to Subdivide Space | Primely Located in a High-Growth Industrial Market



Over \$2 Million Spent in 2024 Renovations

Capital Expenditures Included Improvements to the Roof, HVAC, LED Lighting, Sprinkler System, and More



Centrally Located

Positioned within a Single Day's Drive of 30% of All U.S. Manufacturing Facilities | Within 250 Miles of Six Major Metro Areas | Midway Between New York & Miami via I-95



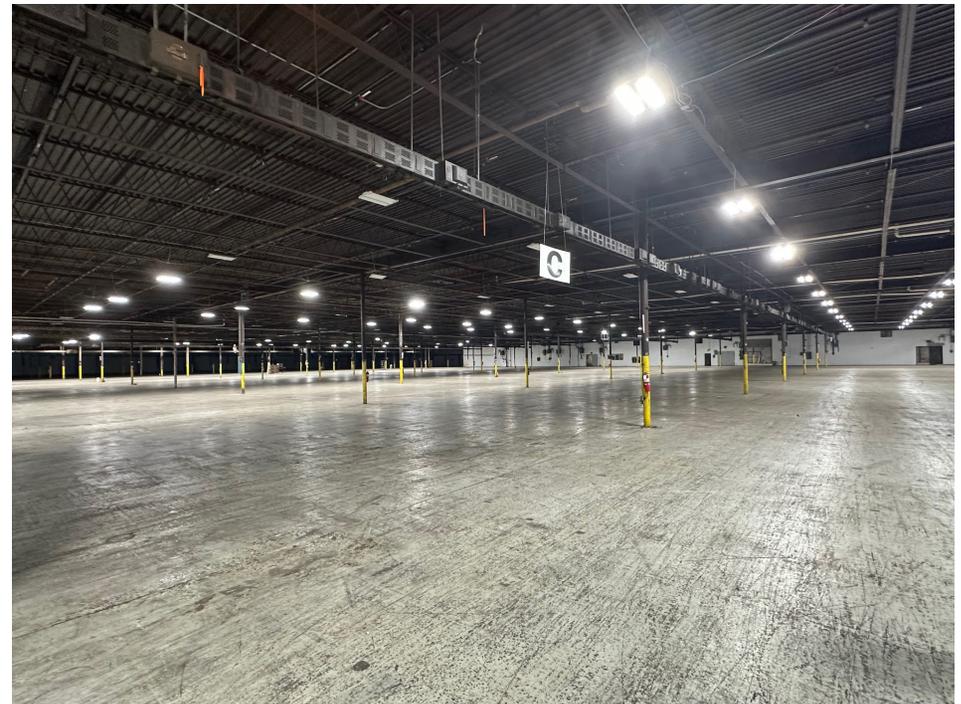
Excellent Accessibility

Primely Situated Right Off the Exit of I-26 & Less than 20 Miles from I-95 | Located 40 Miles from Columbia & 74 Miles from Charleston | Access to Major Airports, Port Terminals, & Rail Lines



Major Recent Economic Development & Industrial Activity in Orangeburg, SC

Birla Carbon Building \$1 Billion Facility (120+ Jobs) | Sodexia-Aapico JV Investing \$120 Million (390+ Jobs) | Carolina Renewable Products \$280 Million Plant (155+ Jobs)



Subject Aerial



Regional Map



Location Overview

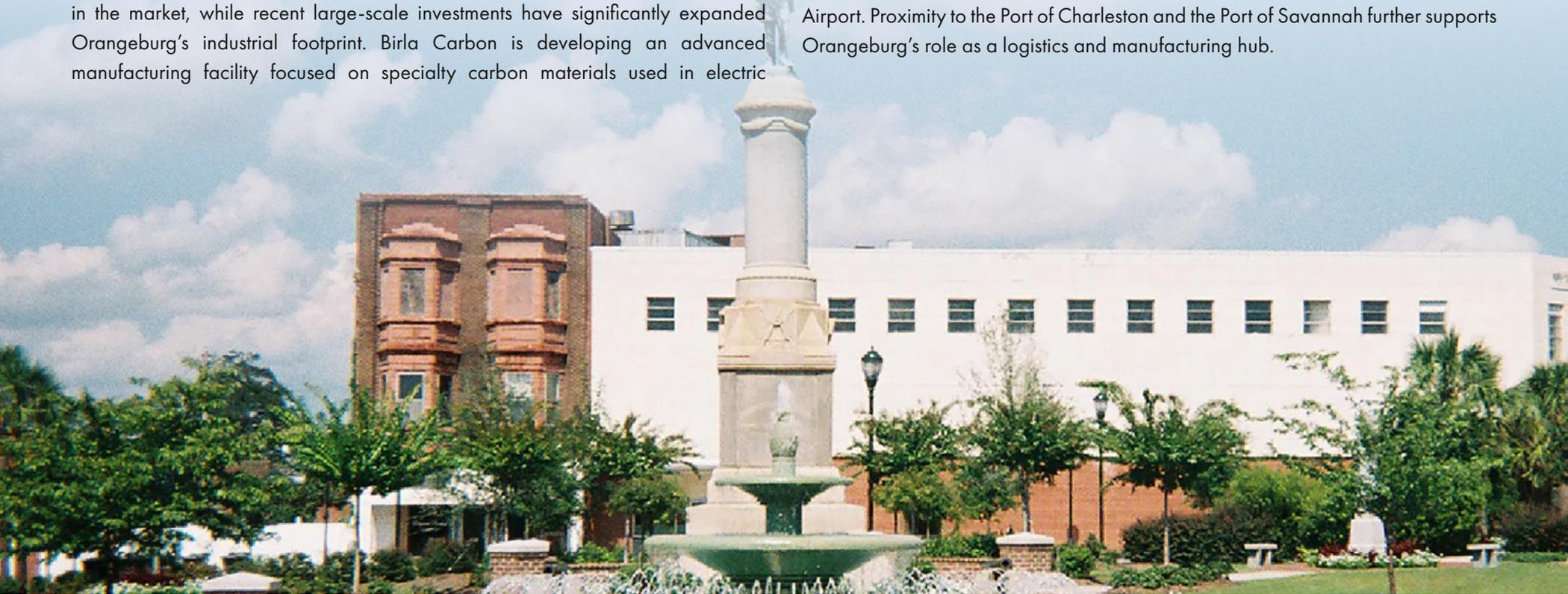
Orangeburg, South Carolina

Orangeburg is a regional economic center in South Carolina's Midlands supported by healthcare, manufacturing, agriculture, and higher education. The area maintains a strong agricultural base, with Orangeburg County ranking among the state's leading producers of row crops. Healthcare is a major employment driver, led by the Regional Medical Center of Orangeburg and Calhoun Counties. Education also contributes meaningfully to the local economy through South Carolina State University and Claflin University, both historically Black colleges and universities that provide workforce development and long-term employment stability.

Manufacturing represents a growing pillar of the local economy. Established employers such as Husqvarna and Zeus Industrial Products maintain operations in the market, while recent large-scale investments have significantly expanded Orangeburg's industrial footprint. Birla Carbon is developing an advanced manufacturing facility focused on specialty carbon materials used in electric

vehicle batteries and industrial applications. A joint venture between Sodexia and Aapico is constructing an automotive supplier plant producing structural components for Scout Motors. Carolina Renewable Products is also investing in a manufacturing facility focused on renewable and bio-based products. Collectively, these projects represent more than \$1.4 billion in announced industrial investment.

Orangeburg benefits from a central location and strong transportation infrastructure. The city is positioned along Interstate 26, U.S. Highway 301, and U.S. Highway 21, providing access to Columbia, Charleston, and broader Southeast markets. CSX and Norfolk Southern rail lines support freight movement, while commercial air service is available via Columbia Metropolitan Airport and Charleston International Airport. Proximity to the Port of Charleston and the Port of Savannah further supports Orangeburg's role as a logistics and manufacturing hub.



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2020 POPULATION	245	4,865	22,400
2025 POPULATION	245	4,635	21,904
2030 POPULATION	239	4,478	21,252



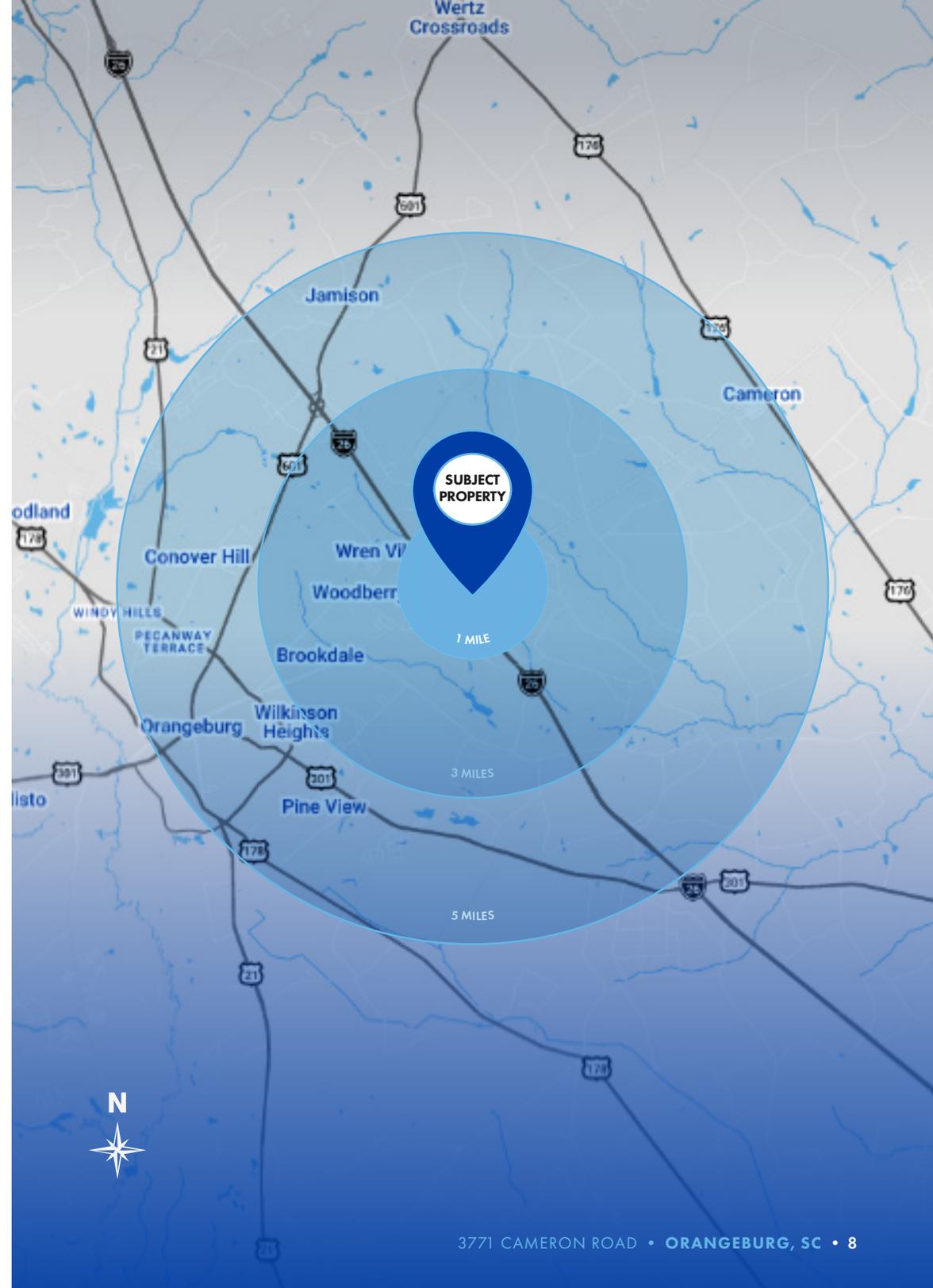
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 HOUSEHOLDS	111	2,005	8,442
2025 HOUSEHOLDS	113	1,982	8,319
2030 HOUSEHOLDS	113	1,964	8,204



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 AVERAGE HOUSEHOLD INCOME	\$83,428	\$65,033	\$58,061
2030 AVERAGE HOUSEHOLD INCOME	\$89,765	\$70,555	\$62,684





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