

DISTRIBUTION/WAREHOUSE
FACILITY FOR LEASE

50,000 SF - 209,000 SF
AVAILABLE

SUPERIOR LOCATION
IN ORANGEBURG

FULLY AVAILABLE
JANUARY 1, 2026



225 WOODBINE DR

ORANGEBURG, SOUTH CAROLINA 29115

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SITE PLAN & SPECS

█ = DOCK HIGH DOOR

■ = DRIVE IN DOOR

N/F
JOHN F BRAILSFORD JR
DB 1666-303
TM #0172-12-06-001.000

Leased through Dec 31, 2025

Fully Available Jan 1st, 2026

DRIVE IN DOOR

N/F
JOHN F BRAILSFORD JR
DB 1666-303
TM #0172-12-06-001.000

N/F
PRIME ENGINEERED WOOD
PRODUCT LLC
DB 1666-303
TM #0172-12-06-007.000

N/F
CAROLYN HEADDEN
DB 934-199
PB 31-76
TM #0172-12-06-002.000

N/F
RUTH T PINDAK
DB 1304-71
PB 29-36
TM #0172-12-06-003.000

N/F
ALD H &
R WALKER
571-313
705-347
12-06-004.000

N/F
CAROLYN HEADDEN
DB 934-199
TM #0172-12-06-005.000

AMBLERS DRIVE (S-1314)
(66' PUBLIC R/W)
(PB D262, PG 4)

AREA
550,638 SQ.FT.
12.641 ACRES

CHARLESTON HIGHWAY (US HWY 178)
(VARIABLE WIDTH PUBLIC R/W)

Leased through Dec 31, 2025

Fully Available Jan 1st, 2026

BUILDING SPECIFICATIONS

BUILDING SIZE:	209,000 SF
DIVISIBILITY:	50,000 SF
AVAILABLE:	January 1, 2026
TMS:	172-12-06-006
COUNTY:	Orangeburg County
CLEAR HEIGHT:	12' - 14'
DOCK HIGH DOORS:	14
DRIVE-IN DOORS:	1
BUILDING DIMENSIONS:	864' x 310'
EMPLOYEE PARKING:	125 Spaces
TRAILER PARKING:	62 Stalls
FLOOR THICKNESS:	4" - 6" Reinforced Concrete
ELECTRIC PROVIDER:	Orangeburg City Public Utility
SPRINKLER:	Wet, 100%
LOADING BAY SPACING:	60' x 50'
INTERIOR BAY SPACING:	30' x 40'
TRUCK COURT DEPTH:	190'
LIGHTING:	LED/Fluorescent Metal Halide
TRUCKERS OFFICE:	Yes
MAIN OFFICE:	5,000 SF
CONSTRUCTION:	Block
ROOF:	Rubber Membrane TPO

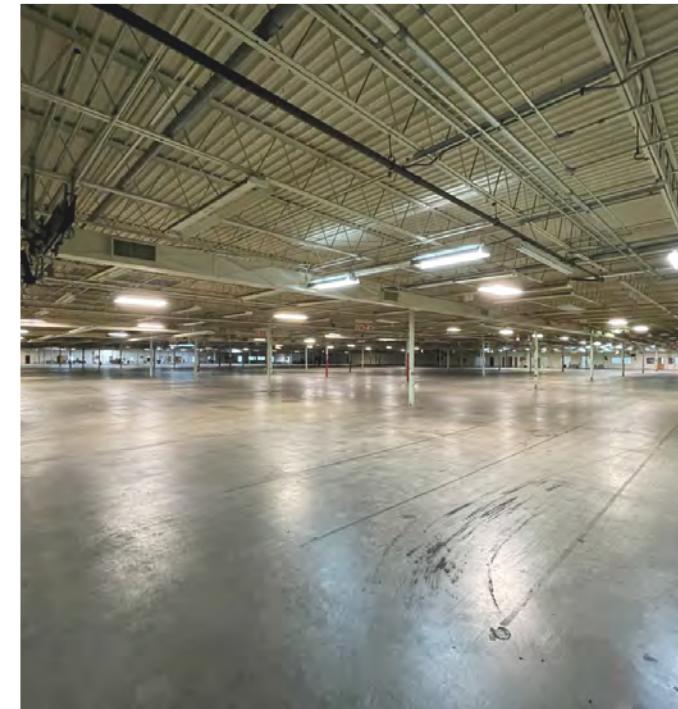
PHOTOS

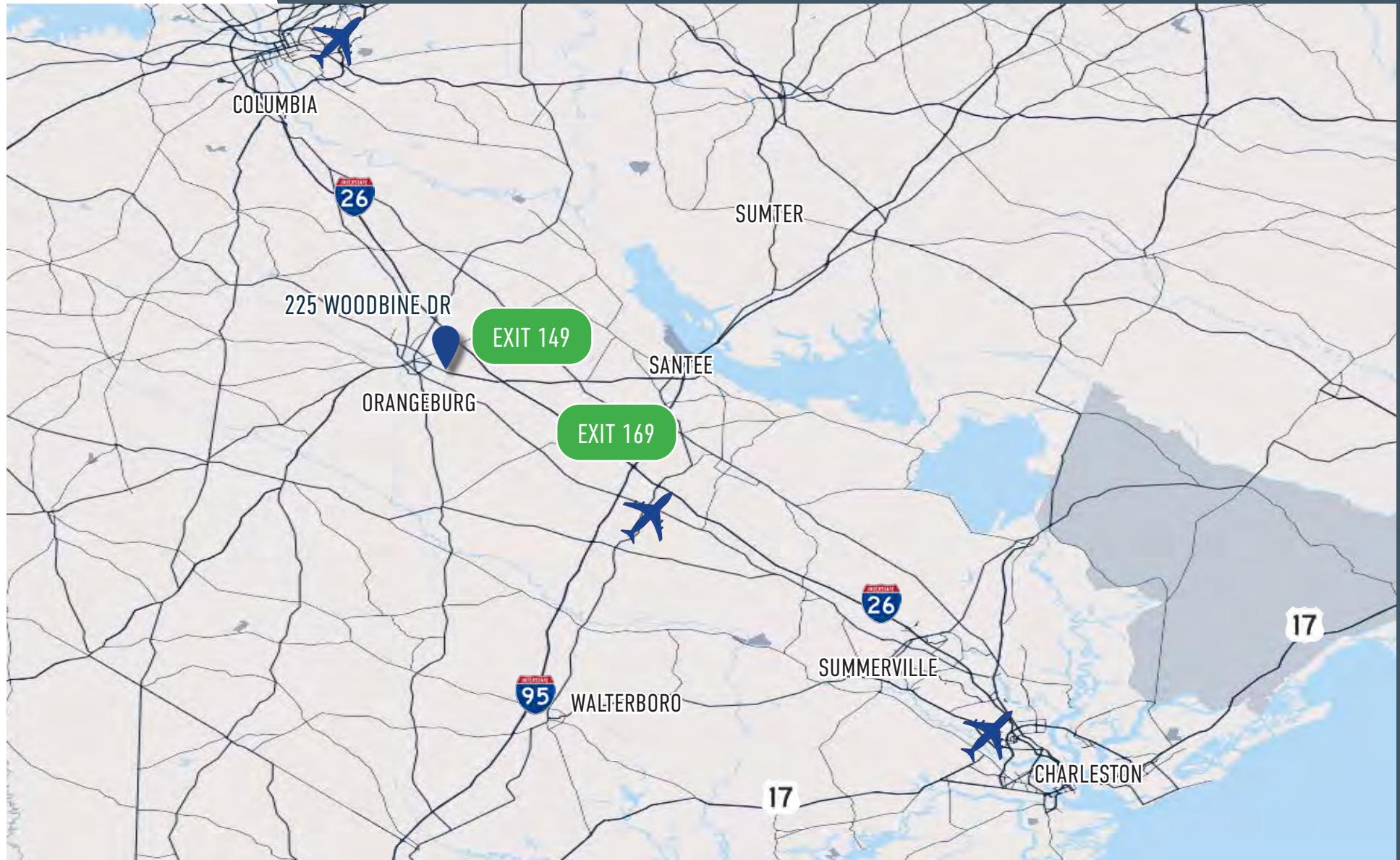
225 WOODBINE DR



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INTERIOR PHOTOS





225 WOODBINE DR

LOCATION MAP

DRIVE TIME ANALYSIS:

TO I-26 EXIT 149: 10 Minutes 6.5 Miles

TO I-26 EXIT 169: 20 Minutes 21.4 Miles

TO PORT OF CHARLESTON : 68 Minutes 74.7 Miles

ORANGEBURG EMPLOYERS MAP



**BRIDGE
COMMERCIAL**