

**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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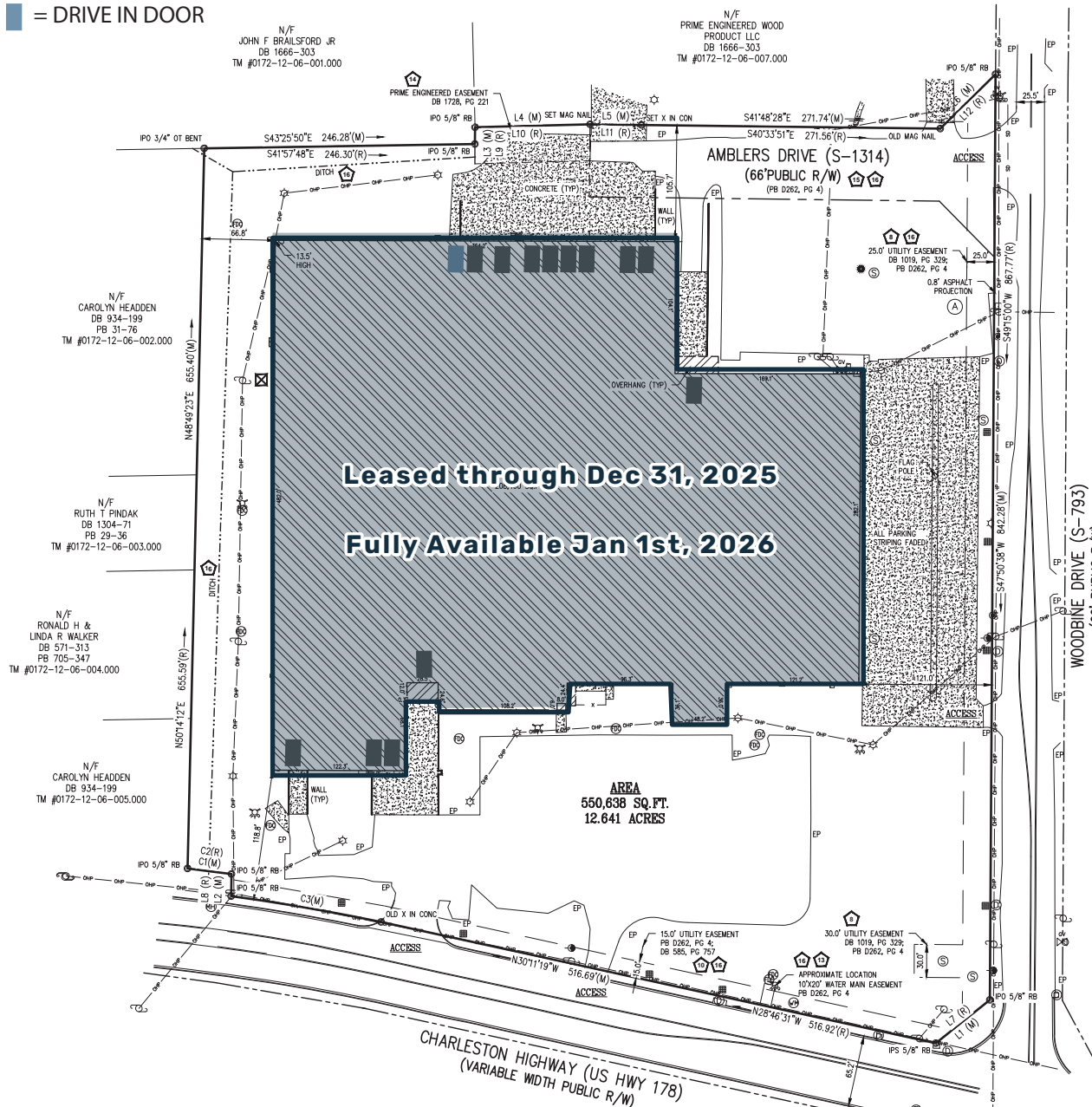
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# 225 WOODBINE DR SITE PLAN & SPECS

■ = DOCK HIGH DOOR

■ = DRIVE IN DOOR



## BUILDING SPECIFICATIONS

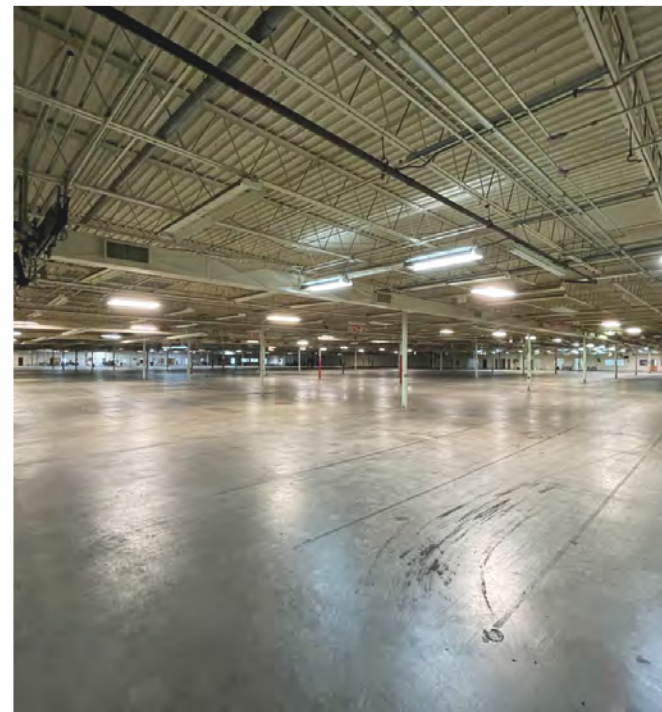
<b>BUILDING SIZE:</b>	209,000 SF
<b>DIVISIBILITY:</b>	50,000 SF
<b>AVAILABLE:</b>	January 1, 2026
<b>TMS:</b>	172-12-06-006
<b>COUNTY:</b>	Orangeburg County
<b>CLEAR HEIGHT:</b>	12' - 14'
<b>DOCK HIGH DOORS:</b>	14
<b>DRIVE-IN DOORS:</b>	1
<b>BUILDING DIMENSIONS:</b>	864' x 310'
<b>EMPLOYEE PARKING: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



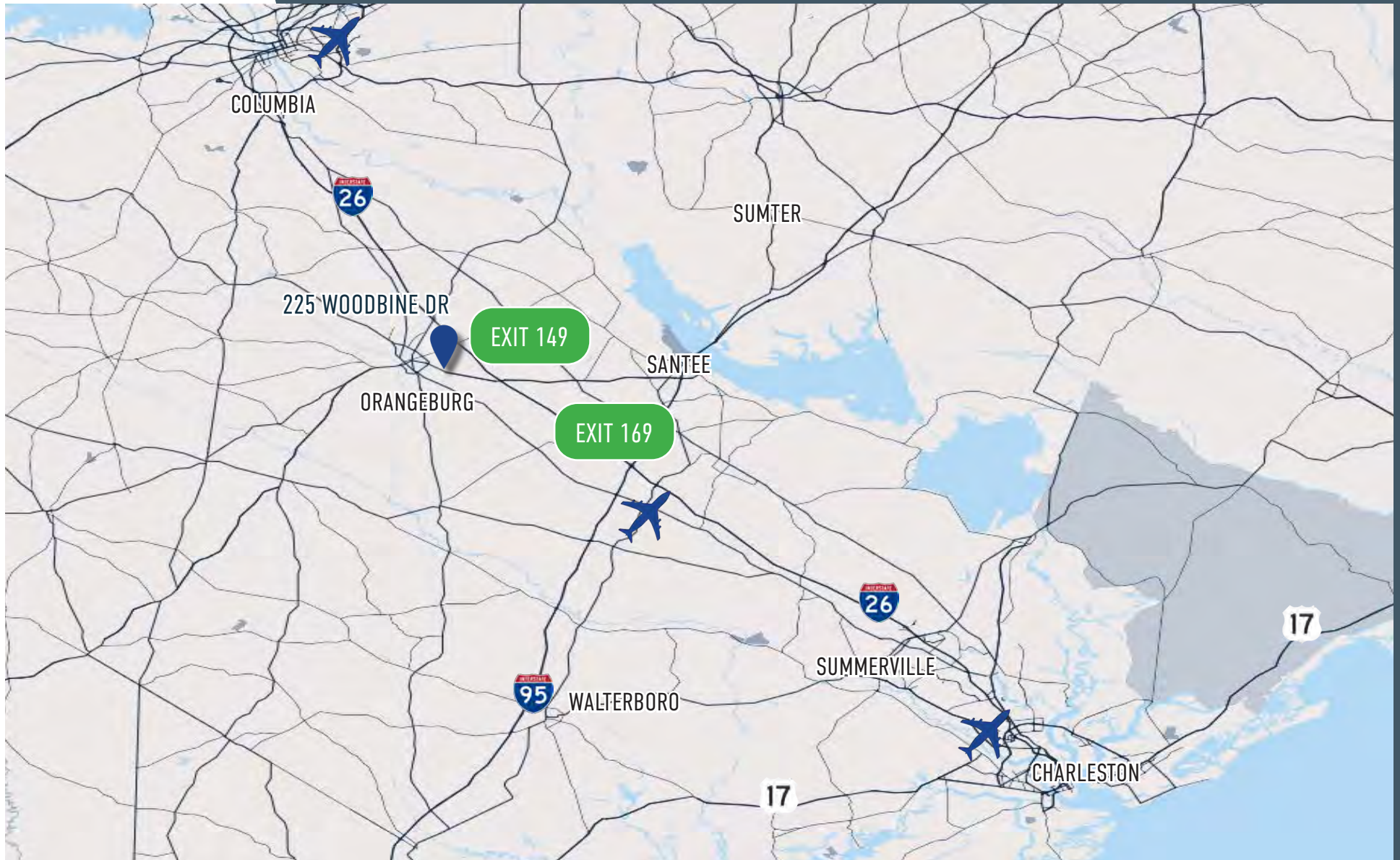
# PHOTOS



## 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

