

235 STANDARD WAREHOUSE
ROAD | LUGOFF, SC

±516,121 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

CONTACT BROKERS

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PROPERTY HIGHLIGHTS

- Building area:
 - ±516,121 SF total for lease
 - ±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
- Security: fully fenced
- Year built: 1973
- Sprinkler: dry system | density .32 w 1251 gpm / 3500 SF | 104.3 psi
- Dock loading: 27 dock-high doors (9' X 10') with manual pit levelers
- Utilities:
 - Power: Duke Energy | 1200 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
100% dry



HVAC
100% heated & cooled office



LIGHTING
T-5
LED



DOCKS
27 dock-high doors
1 drive-in door



POWER
1,200 amps
480V, 3ph



PROPERTY PHOTOS



POTENTIAL RAIL ACCESS



TURNOUT AND DERAIL

CSX MAIN LINE

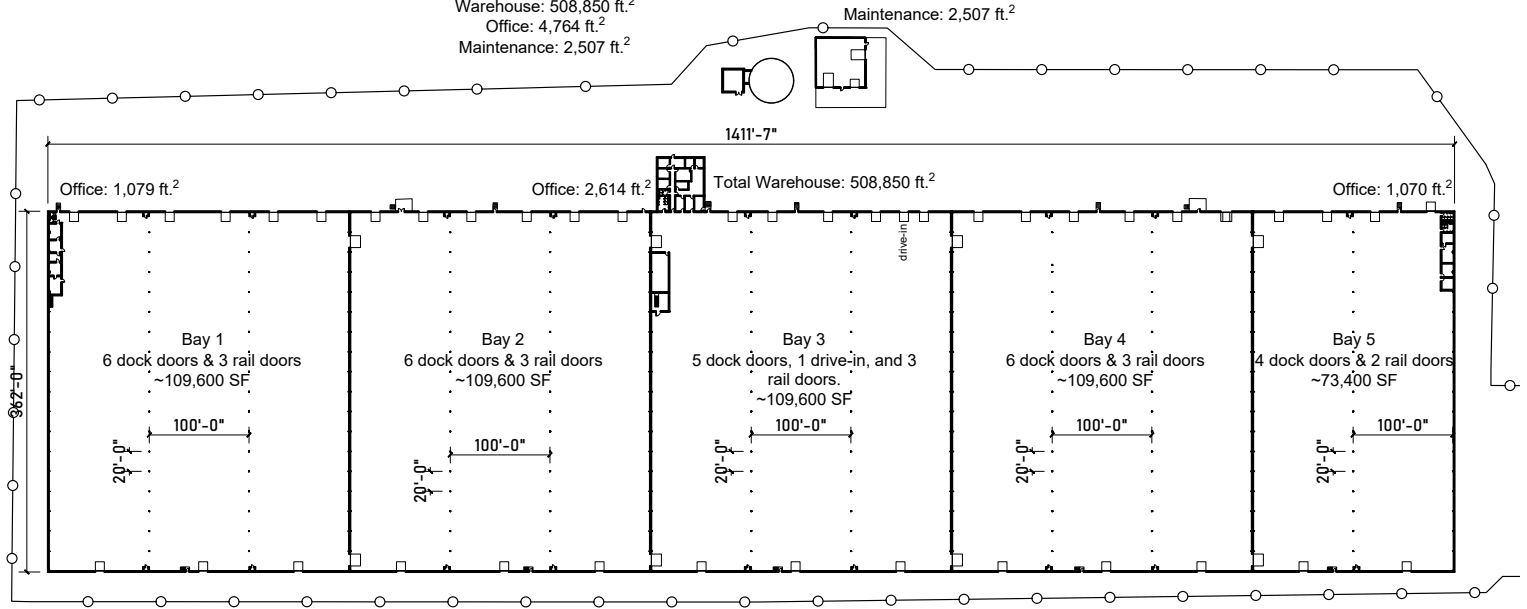




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Total GLA: 516,121 ft.²
 Warehouse: 508,850 ft.²
 Office: 4,764 ft.²
 Maintenance: 2,507 ft.²



FENCING

1 Stacking Plan
 SP Scale: NTS

RAIL SPUR NOT IN PLACE

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