

Bailes Ridge Industrial Bldg

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707



Industrial

FOR

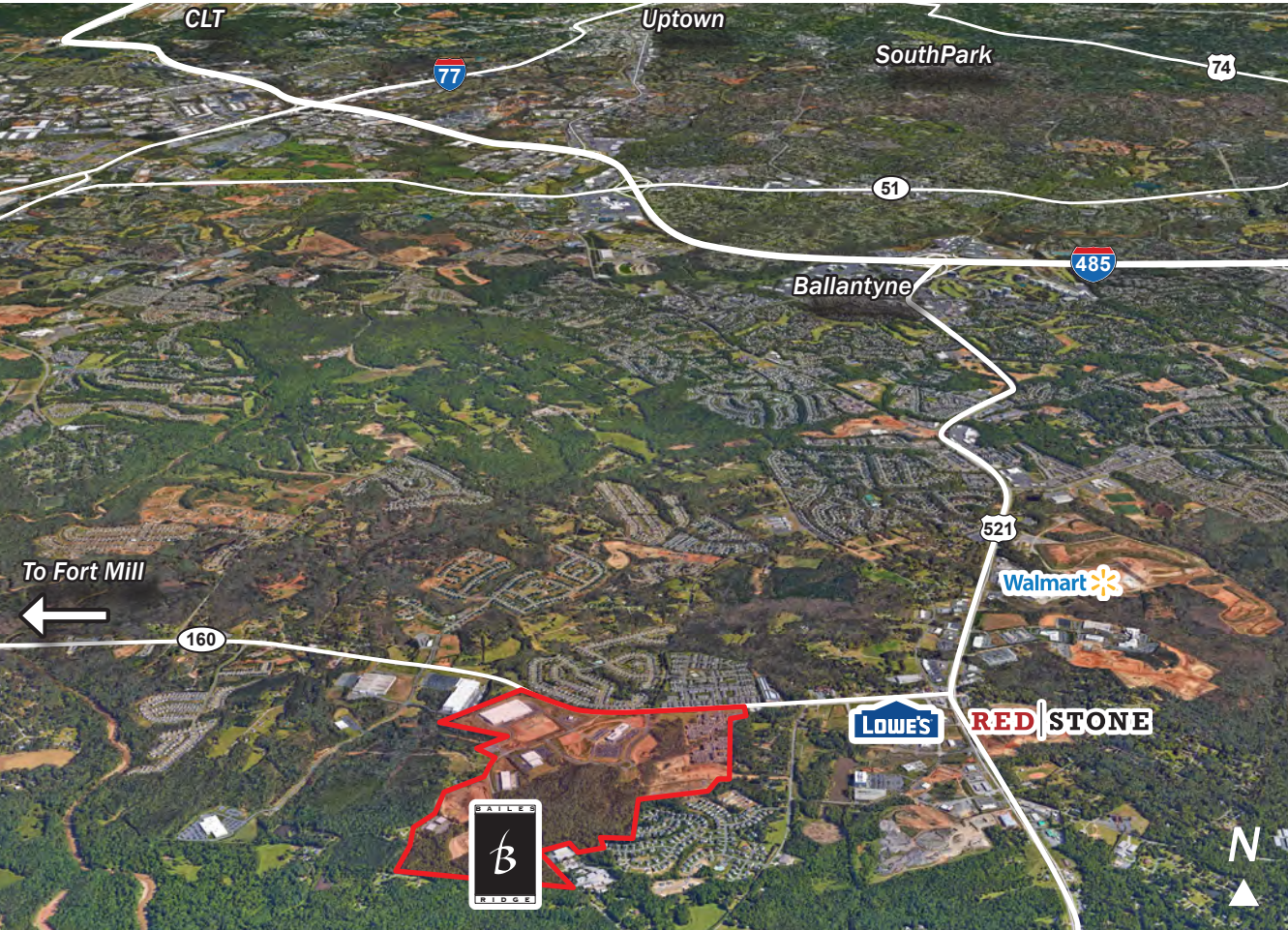
Sale or Lease

SIZE

±158,000 SF

PRICE

Call for Pricing



Overview

±158,000 SF proposed industrial building (632' x 250') for sale or lease

Located on Highway 160; 1/2 mile west of Highway 521

Great access to south Charlotte, Fort Mill, and Rock Hill

Minutes from I-485, Ballantyne, and south Charlotte

Light industrial, warehouse, and distribution uses permitted

28 foot clear height; 130 foot truck court

52' x 47.5' column spacing; 60' speed bay

Proposed Industrial Building Available in Lancaster County, SC



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2400 South Boulevard | Suite 300
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Property Overview

Demographics

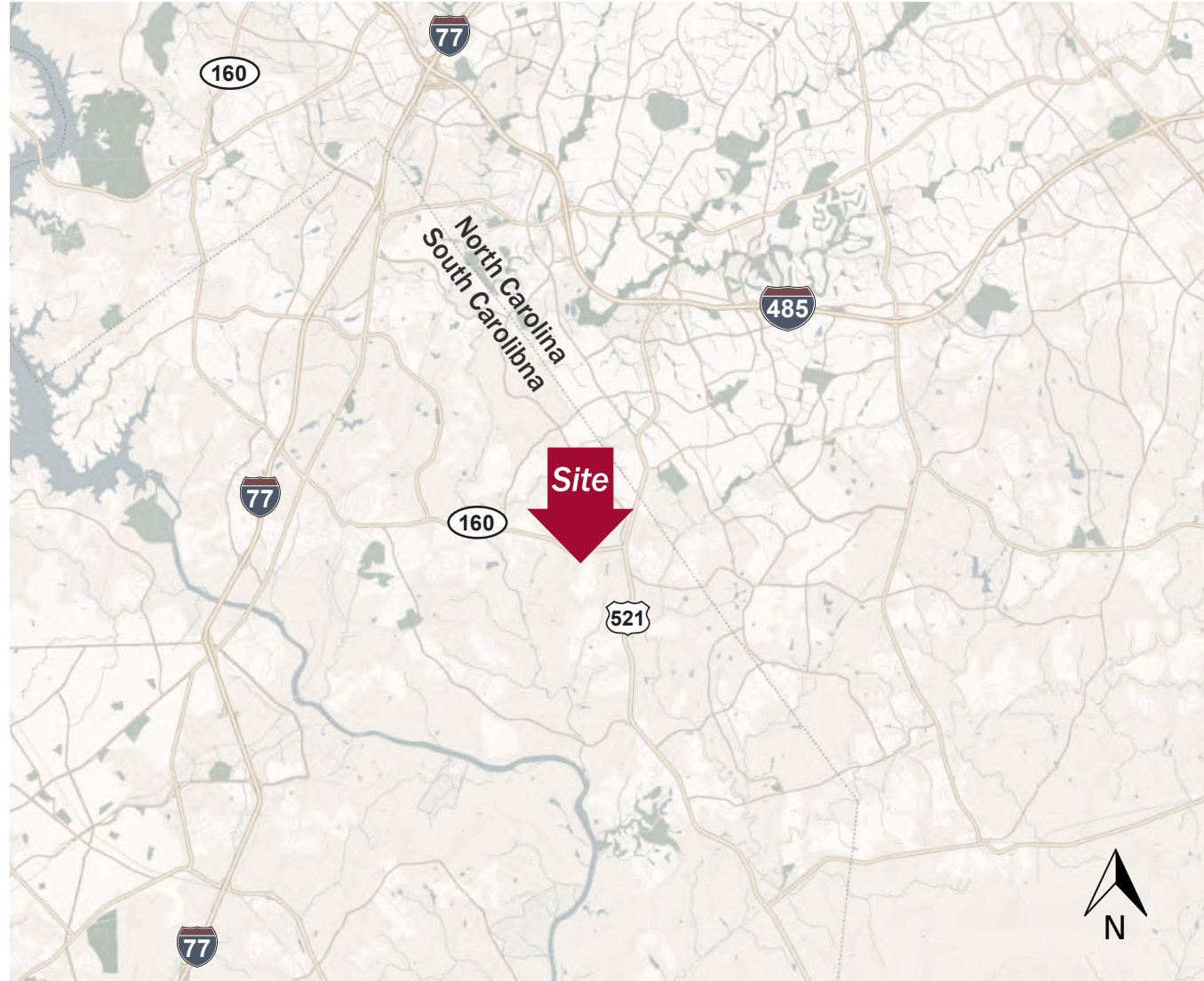
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,390	54,264	140,863
Growth Rate	21.71%	3.39%	1.99%
Avg. HH Income	\$130,286	\$170,647	\$159,428

Traffic Count

Source: SCDOT

	AADT
Hwy 521	38,900 (2023)
Hwy 160	15,800 (2023)



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Renderings



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Site Plan (Proposed)



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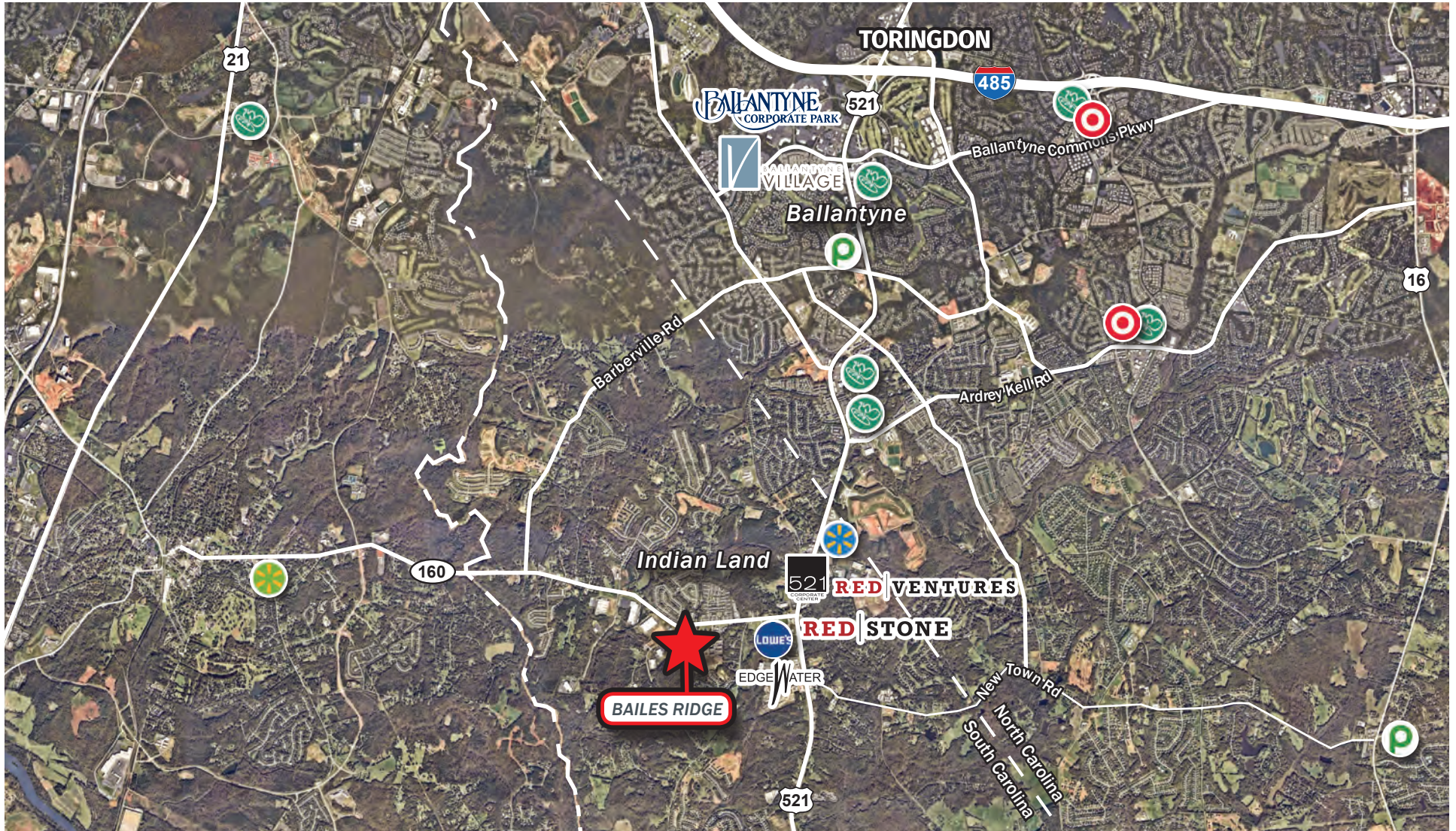
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Locator Map



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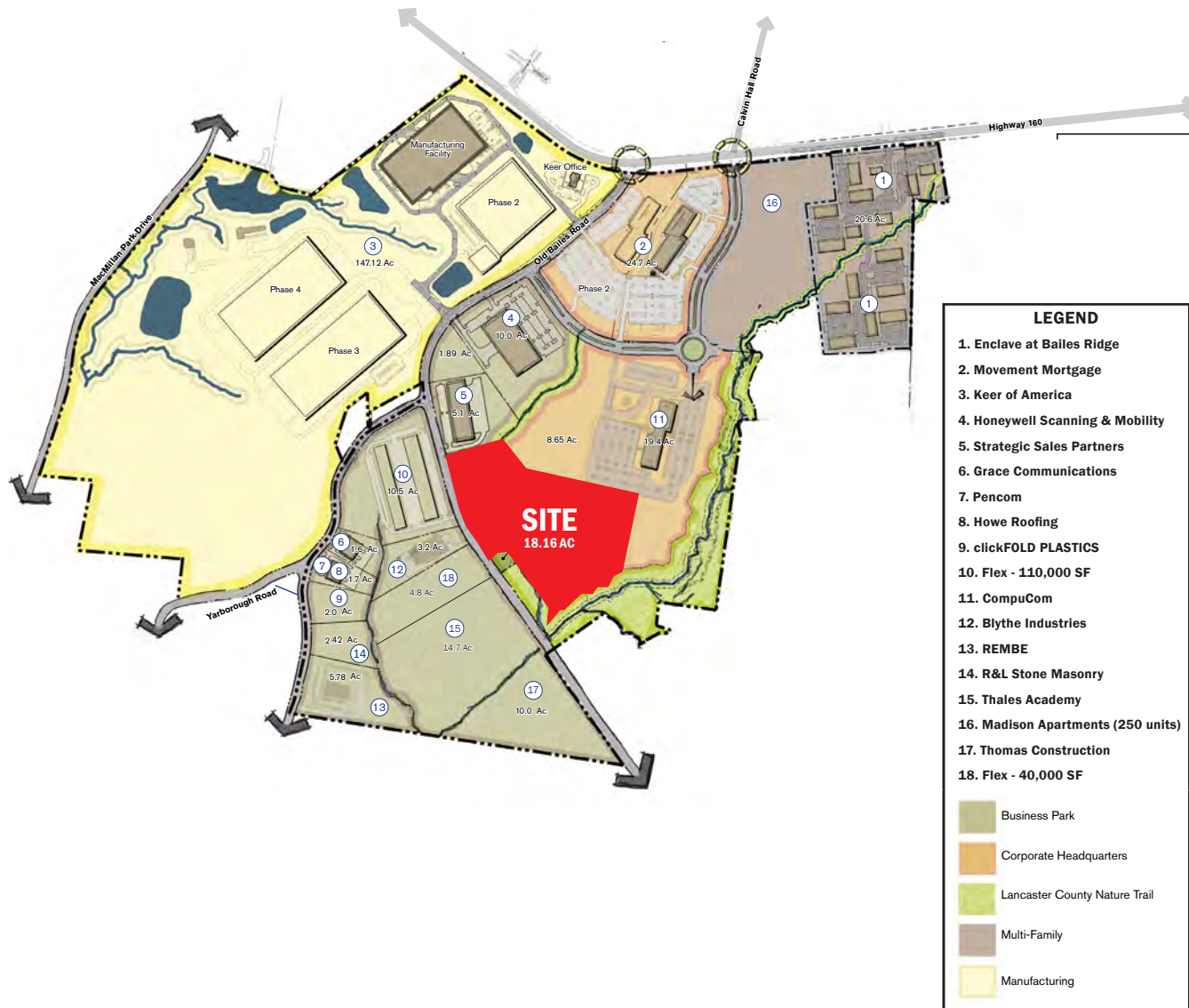
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Master Plan



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Park Photos



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Park Photos



Movement Mortgage



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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