

1000 SOUTHERN PATIO PARKWAY

ROWESVILLE, SC 29133



**326,000 SF OF INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

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PROPERTY OVERVIEW

1000 Southern Patio Pkwy

BUILDING SIZE:	326,000 SF	COLUMN SPACING:	(40' X 40') & (40' X 20') typical bay sizes	SPRINKLER SYSTEM:	Wet. Sprinkler work underway with a targeted completion by November 15 2025
LAND SIZE:	57.01 Acres	LIGHTING:	50% LED & 50% HALOGEN	PARKING:	300 Spaces
ZONING:	Heavy Industrial	DRIVE-IN DOOR:	One (1)	POWER:	Orangeburg DPU - 13,200 Volts
TMS:	0170-00-00-02-009	DOCK HIGH LOADING:	Thirteen (13) doors. Loading dock to the west can accommodate 12 truck positions. Loading dock has edge-of-dock levelers installed at each position. Exterior loading dock has two truck positions.	NATURAL GAS:	Orangeburg DPU - 10" Main
COUNTY:	Orangeburg County			WATER:	Orangeburg DPU - 8" Main
CEILING HEIGHT:	26'				



PROPERTY PHOTOS

1000 Southern Patio Pkwy



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Location Map



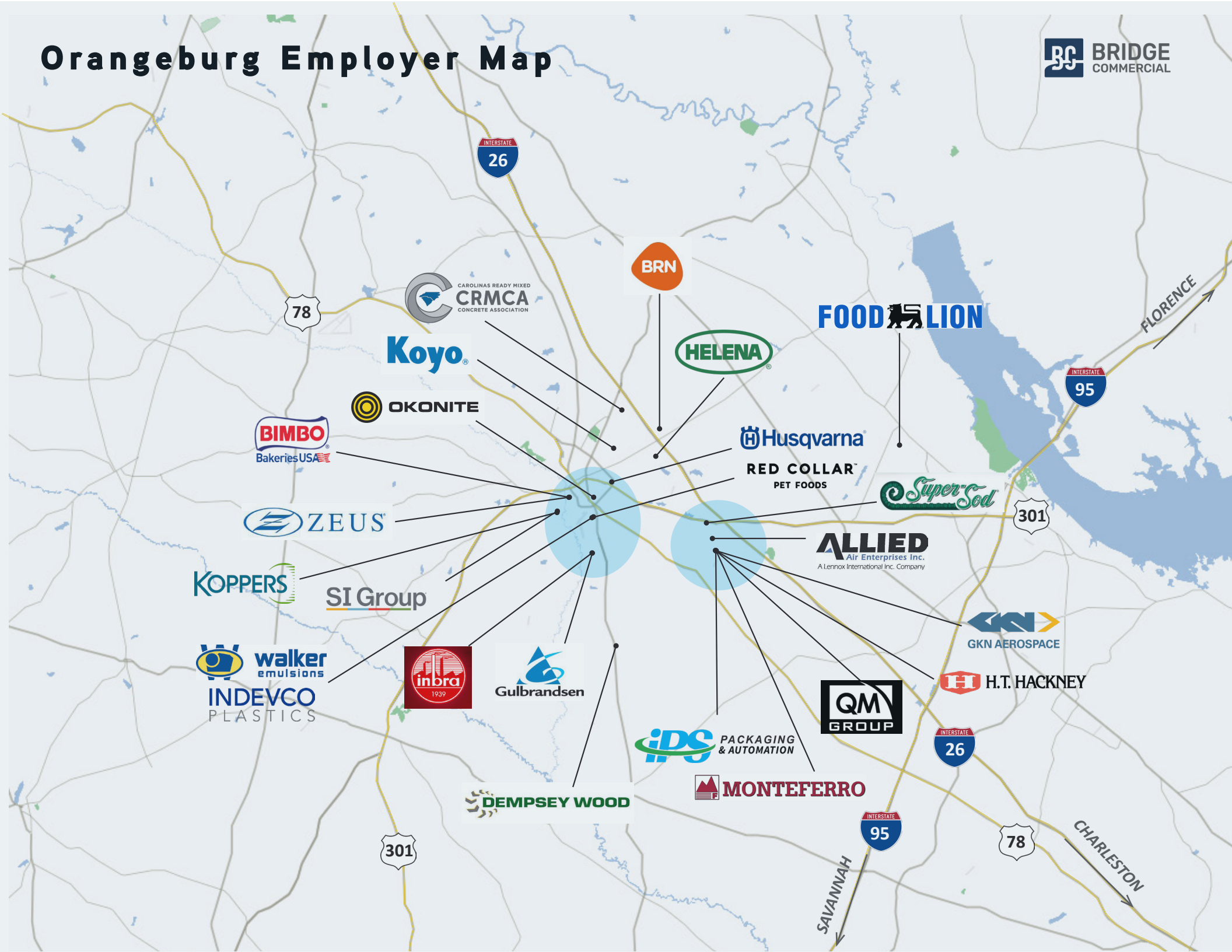
DRIVE TIME ANALYSIS

1000 SOUTHERN PATIO PKWY

TO DOWNTOWN ORANGEBURG:	11 Minutes
TO COLUMBIA, SC:	57 Minutes
TO CHARLESTON, SC:	1 Hour 10 Minutes
TO SAVANNAH, GA:	1 Hour 50 Minutes

TO SCOUT MOTORS:	1 Hour 9 Minutes
TO PORT OF CHARLESTON:	1 Hour 16 Minutes
TO I-26:	11 Minutes
TO I-95:	26 Minutes
TO I-77:	1 Hour 10 Minutes

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