

Available

FOR LEASE

±25,000 - ±205,000 SF Industrial Space



Conifer Industrial Complex 1 & 55 Conifer Street Andrews, SC 29510

[Click to View Drone Footage](#)



Property Highlights

- M-1 Industrial Zoning
- 55 minutes from the SC Ports at Charleston and 95 minutes from Inland Port Dillon
- ±330,000 Total SF
- Close proximity to US-521 & US-41

Available Spaces

55 Conifer - Building B & C: ±50,000-113,000 SF at \$3.00 PSF NNN

1 Conifer: ±165,000 SF on 28 AC at \$2.50 PSF NNN

NNN approximately \$0.25

1545 Sumter Street, Columbia, SC 29201 T 803.779.8600 www.wilsonkibler.com

Rail-Served Industrial Available

FOR LEASE



±38 Acres For Lease,
can be subdivided

55 Conifer Street

- ♦ ±165,000 SF on 10 Acres, can be subdivided
- ♦ Drive In Doors: 6
- ♦ Dock High Doors: 6
- ♦ Loading Docks: 10
- ♦ Clear Height: 24'
- ♦ Wet Sprinkler System

1 Conifer Street

- ♦ ±165,000 SF on 28 Acres
- ♦ Former Manufacturing Building
- ♦ Redevelopment Opportunity
- ♦ Can be reduced to a 6-inch concrete slab
- ♦ Former Textile Manufacturing Facility
- ♦ **LEASE RATE: \$2.50 PSF NNN**

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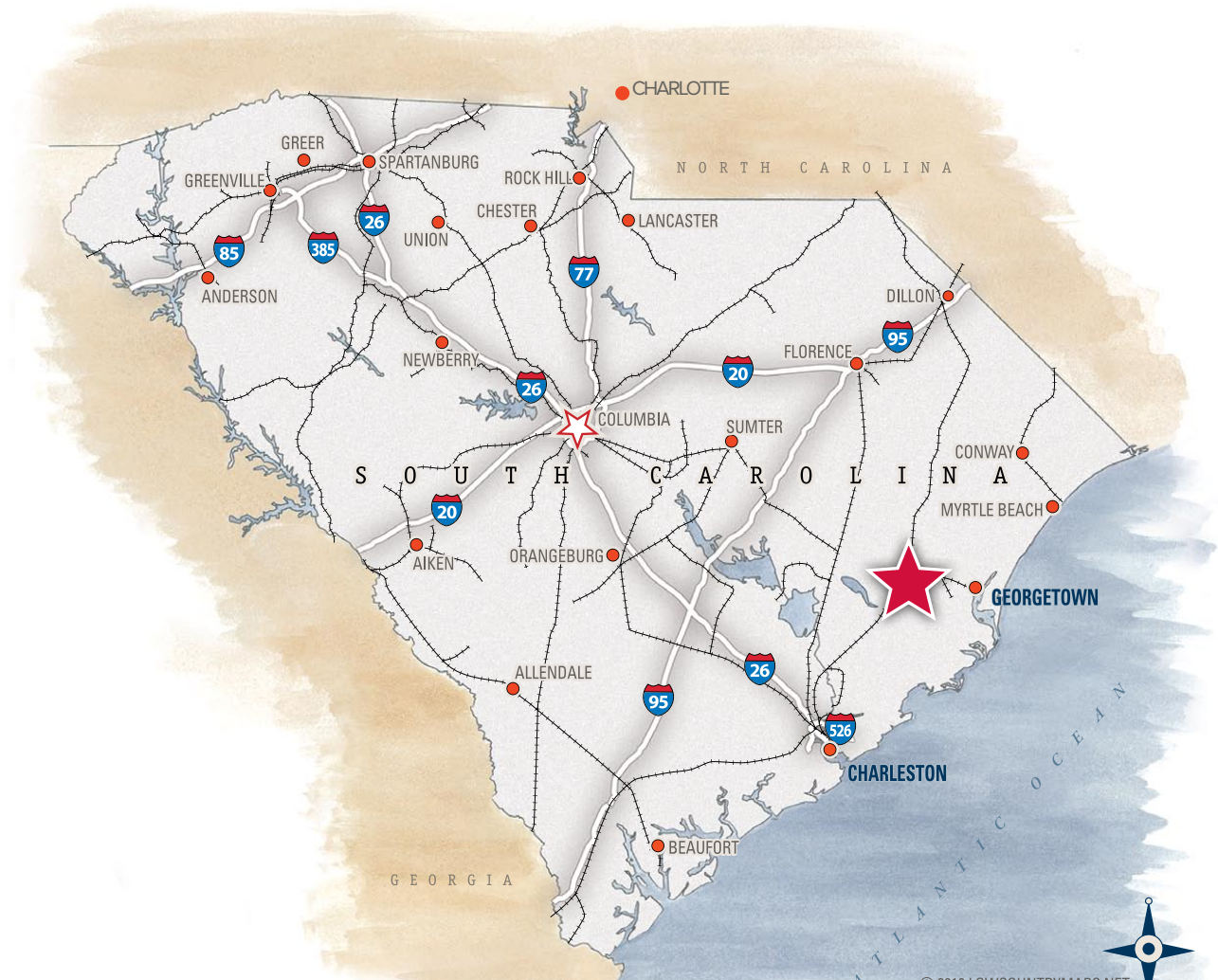
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South Carolina RAILWAYS & INTERSTATES



DISTANCES & TRAVEL TIMES FROM 1 & 55 CONIFER STREET ANDREWS, SC

Directly Between Charleston and Myrtle Beach

Florence - 63.6 miles, 1 hours 15 minutes

Raleigh - 204 miles, 3 hours 15 minutes

Columbia - 107 miles, 1 hours 30 minutes

Greenville - 220 miles, 3 hours 30 minutes

Charleston - 55 miles, 55 minutes

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