



BAILES RIDGE
CORPORATE PARK



For Lease or Sale

HWY 521 and HWY 160 Indian Land, SC

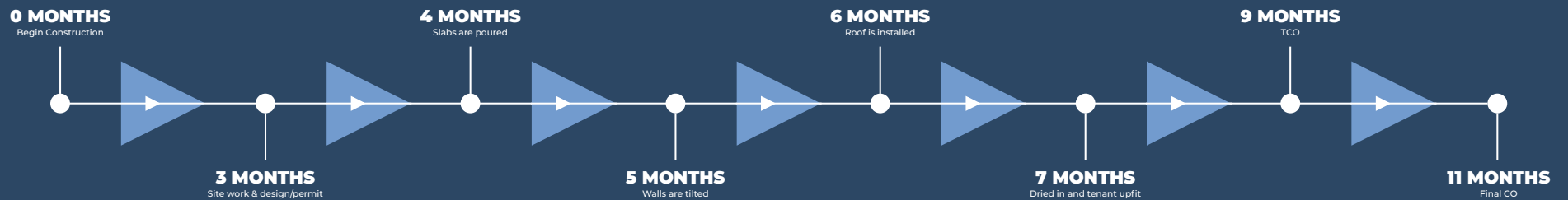
Available Space: ±65,000 - 162,240 SF
Class A Industrial Build-To-Suit Opportunity.



Site Location



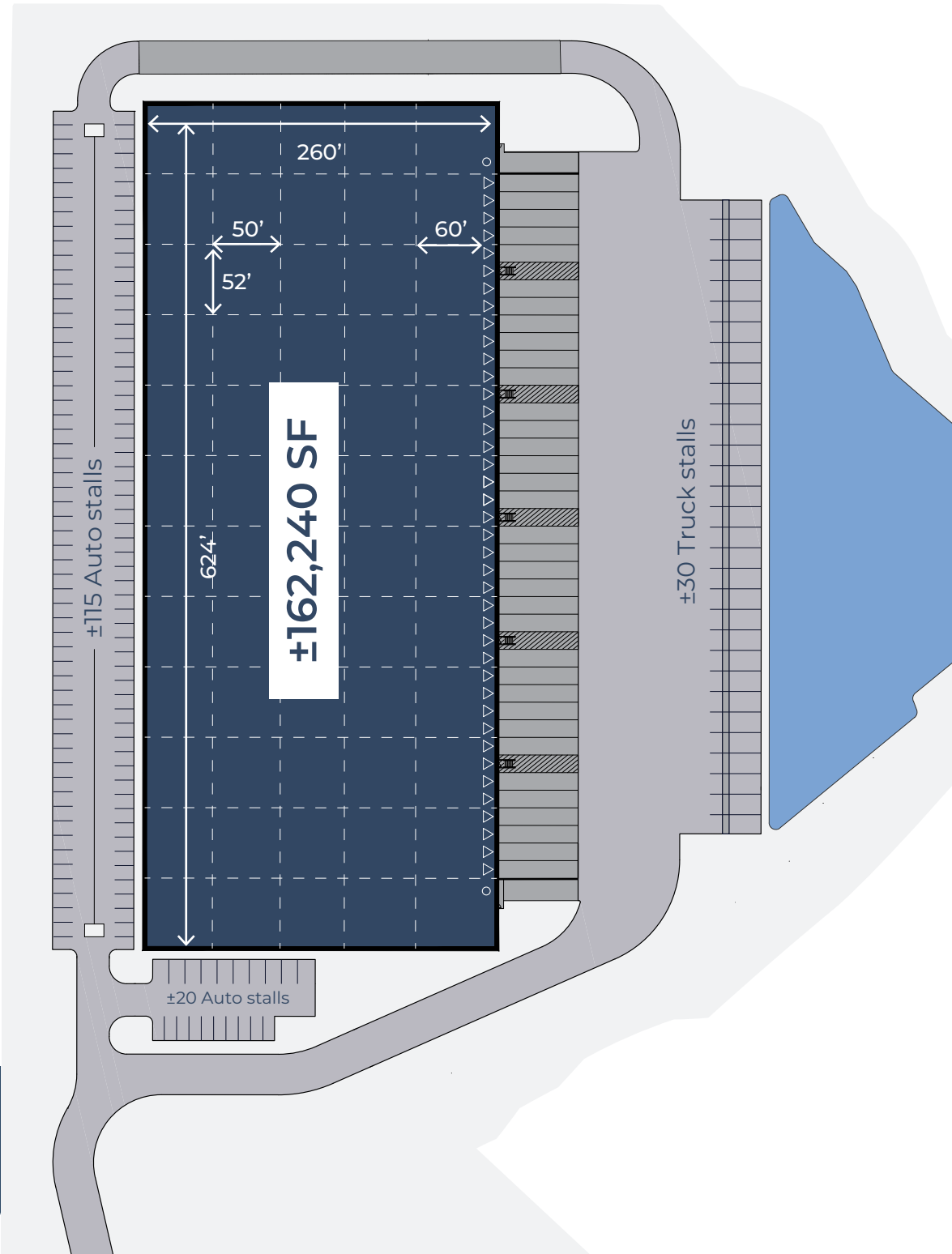
Build-to-Suit Timeline



Option A

Building Specs

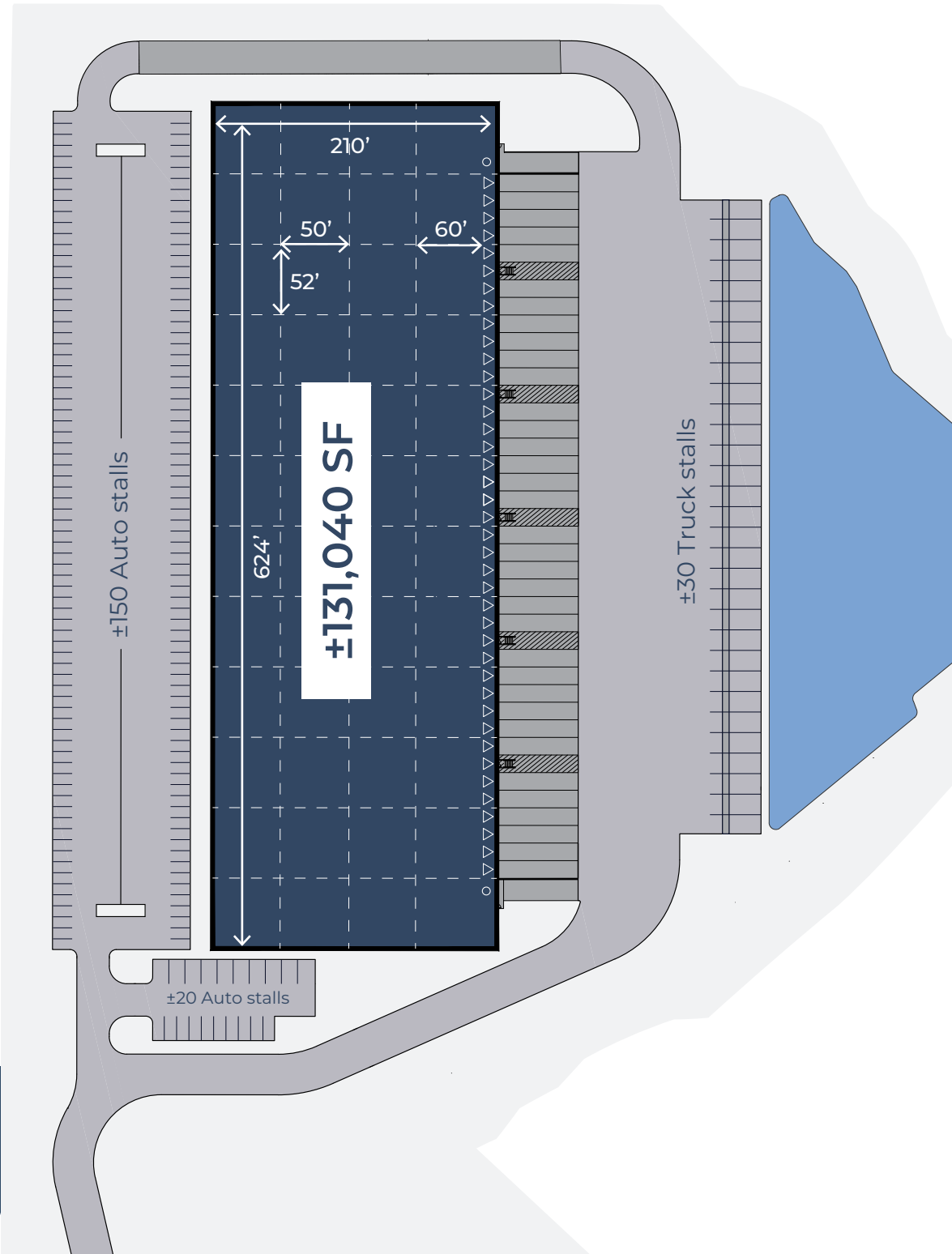
Available SF	±162,240 SF
Office SF	Build-to-suit
Clear Height	32'
Dimensions	624' x 260'
Column spacing	50' x 52' (60' speed bay)
Loading	35 DH, 2 DI
Truck court depth	190' deep (60' apron)
Parking	±135 auto positions ±30 trailer stalls
Power	480/277v 3-phase
Sprinklers	ESFR
Zoning	PDD; flexible zoning allowing for industrial and corporate uses
Lighting	LED on motion sensors



Option B

Building Specs

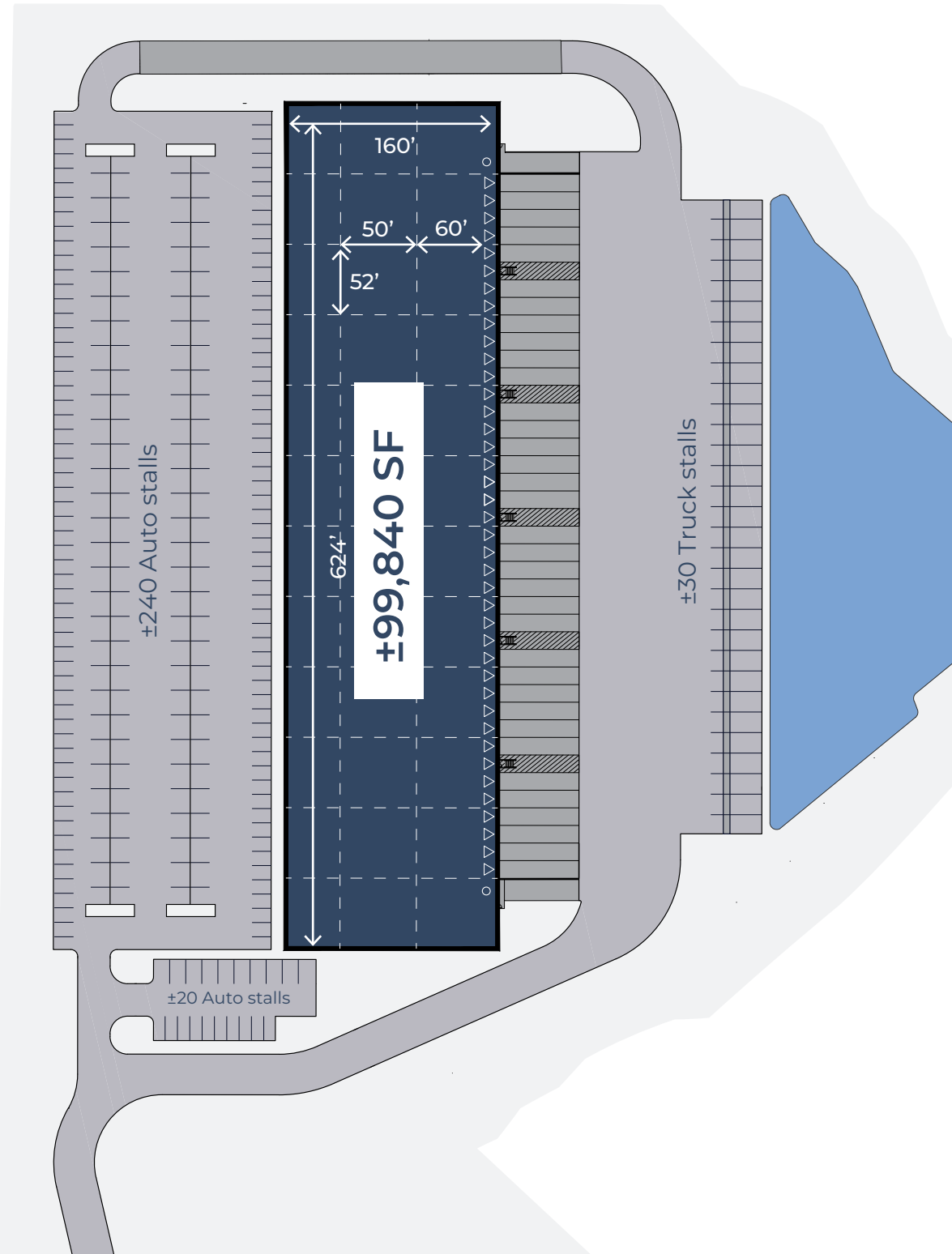
Available SF	±131,040 SF
Office SF	Build-to-suit
Clear Height	32'
Dimensions	624' x 210'
Column spacing	50' x 52' (60' speed bay)
Loading	35 DH, 2 DI
Truck court depth	190' deep (60' apron)
Parking	±170 auto positions ±30 truck stalls
Power	480/277v 3-phase
Sprinklers	ESFR
Zoning	PDD; flexible zoning allowing for industrial and corporate uses
Lighting	LED on motion sensors



Option C

Building Specs

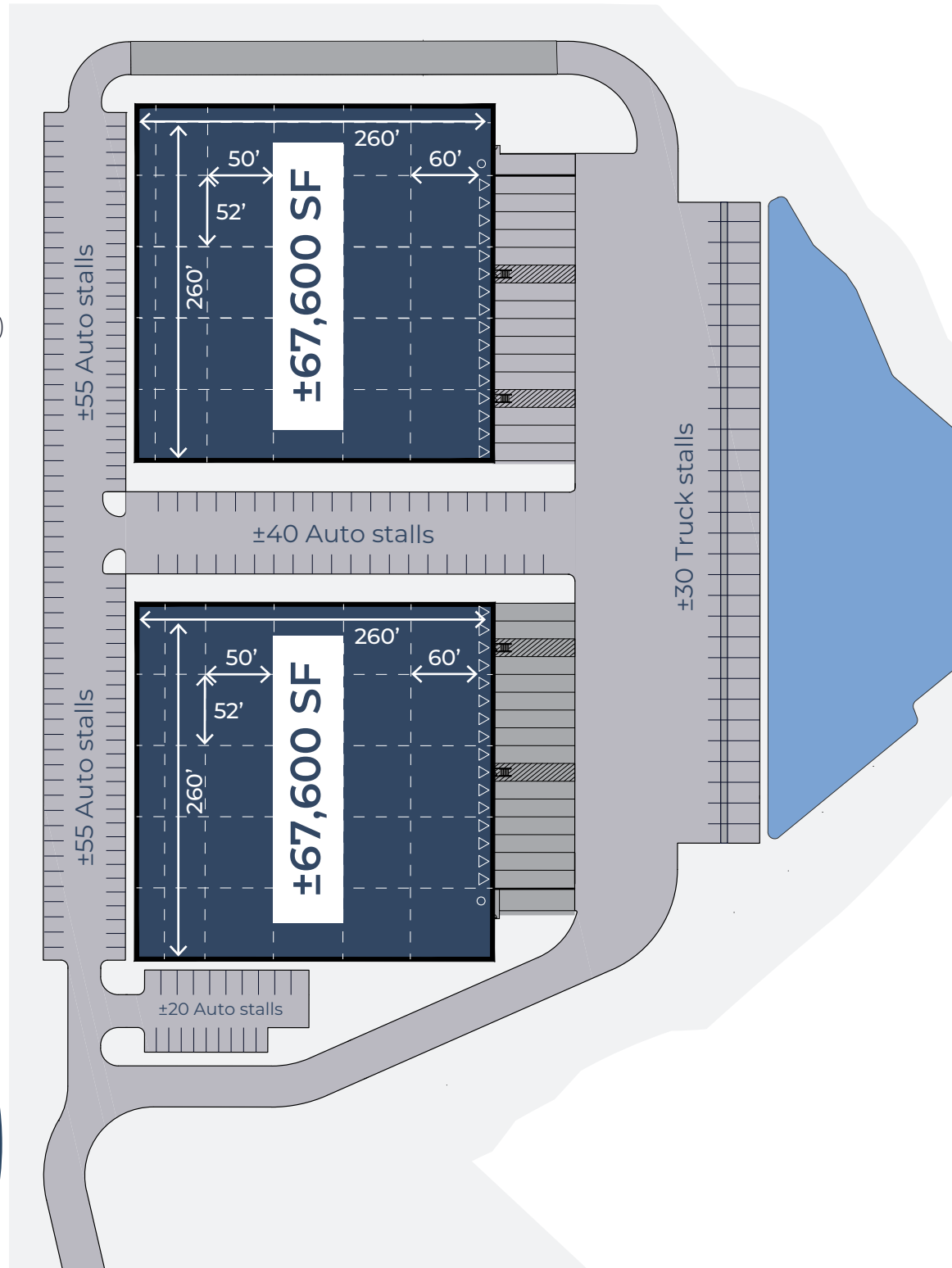
Available SF	±99,840 SF
Office SF	Build-to-suit
Clear Height	32'
Dimensions	624' x 160'
Column spacing	50' x 52' (60' speed bay)
Loading	35 DH, 2 DI
Truck court depth	190' deep (60' apron)
Parking	±260 auto positions ±30 trailer stalls
Power	480/277v 3-phase
Sprinklers	ESFR
Zoning	PDD; flexible zoning allowing for industrial and corporate uses
Lighting	LED on motion sensors



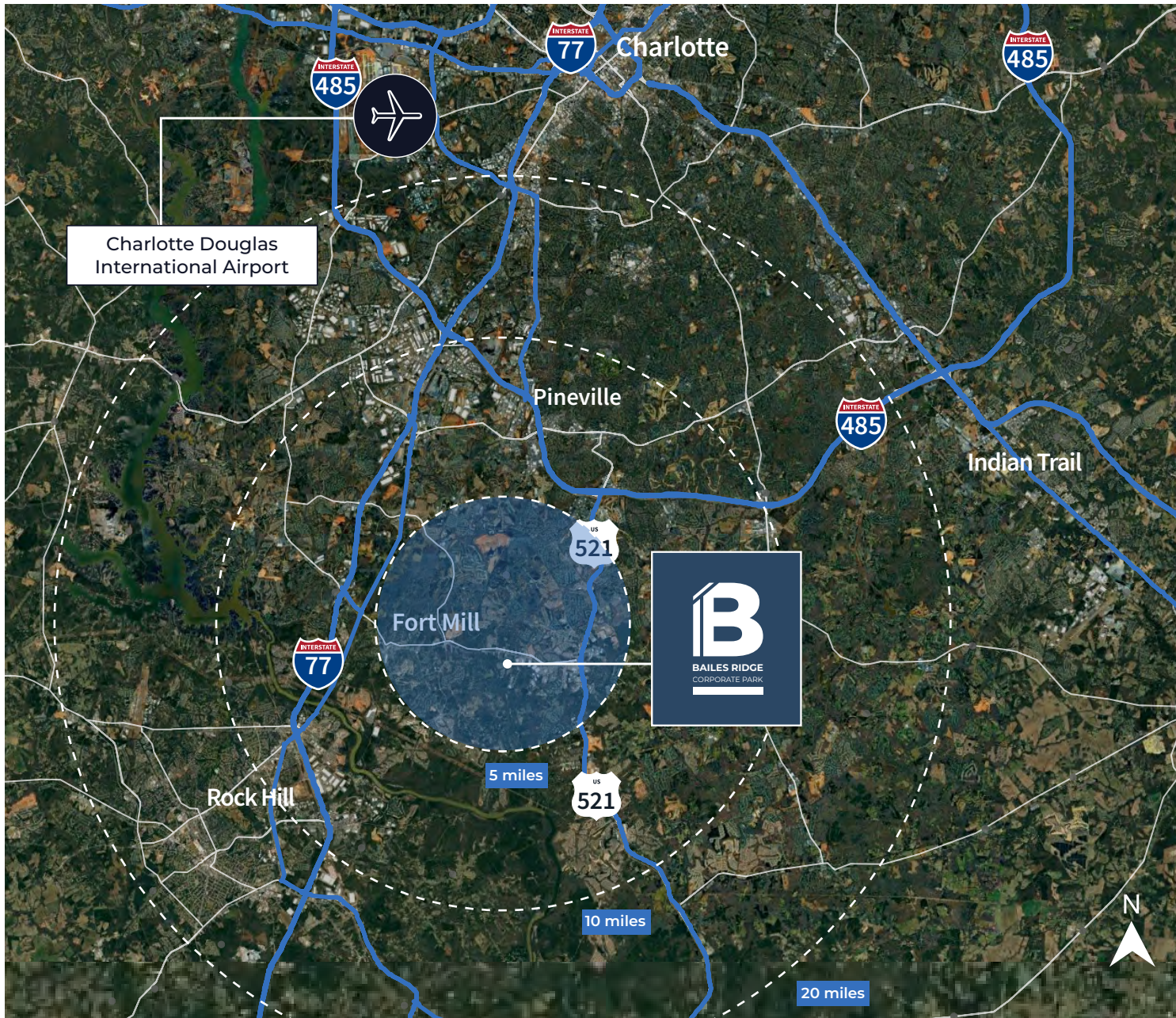
Option D

Building Specs

Available SF	±67,600 SF (two separate buildings)
Office SF	Build-to-suit
Clear Height	32'
Dimensions	260' x 260'
Column spacing	50' x 52' (60' speed bay)
Loading	14 DH, 1 DI per building
Truck court depth	190' deep (60' apron)
Parking	±115 auto positions ±30 trailer stalls
Power	480/277v 3-phase
Sprinklers	ESFR
Zoning	PDD; flexible zoning allowing for industrial and corporate uses
Lighting	LED on motion sensors



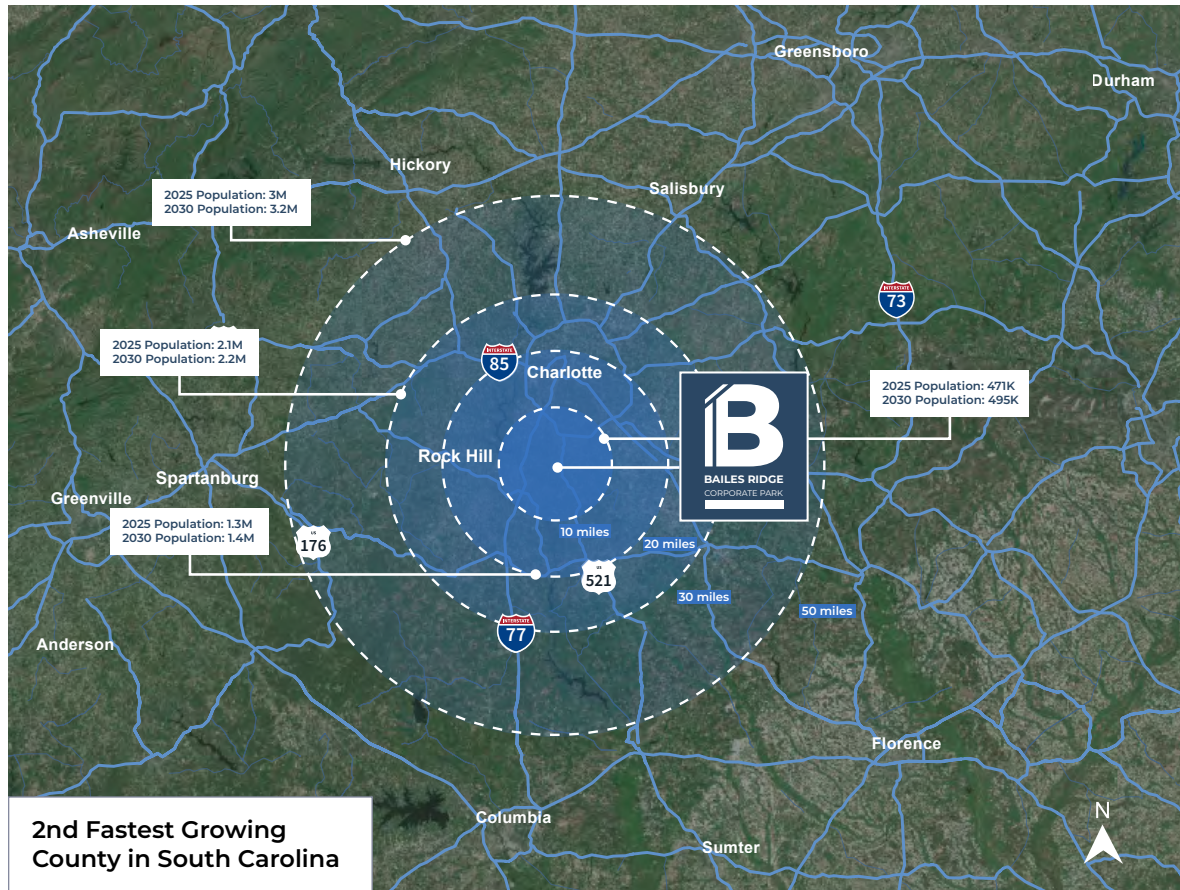
Location Map



Amenities within
5 miles



Demographics and Economics



Lancaster County Economic Highlights

Strategic Location

- Direct access to approximately 45% of the U.S. population within an 11-hour drive
- Only 175 miles from the Port of Charleston (deepest port on East Coast by 2021)

Strong Economic Growth

- 2020-2025 Growth Rate: +12% (compared to +8% for labor shed, +4% for US)
- 3% average annual population growth

Business-Friendly Environment

- South Carolina is a Right-to-Work state
- 5% corporate tax rate (flat)
- Aggressive local incentives including property tax abatements and Fee-in-Lieu agreements
- Manufacturing property tax abatements can save 20-25% annually over five years

Quality of Life

- Cost of living below the national average
- Balance of economic opportunity with traditional small-town feel
- Located in one of the fastest growing counties in the Charlotte region

Contacts

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