

±118 AC OF INDUSTRIAL LAND FOR SALE

NAICharleston



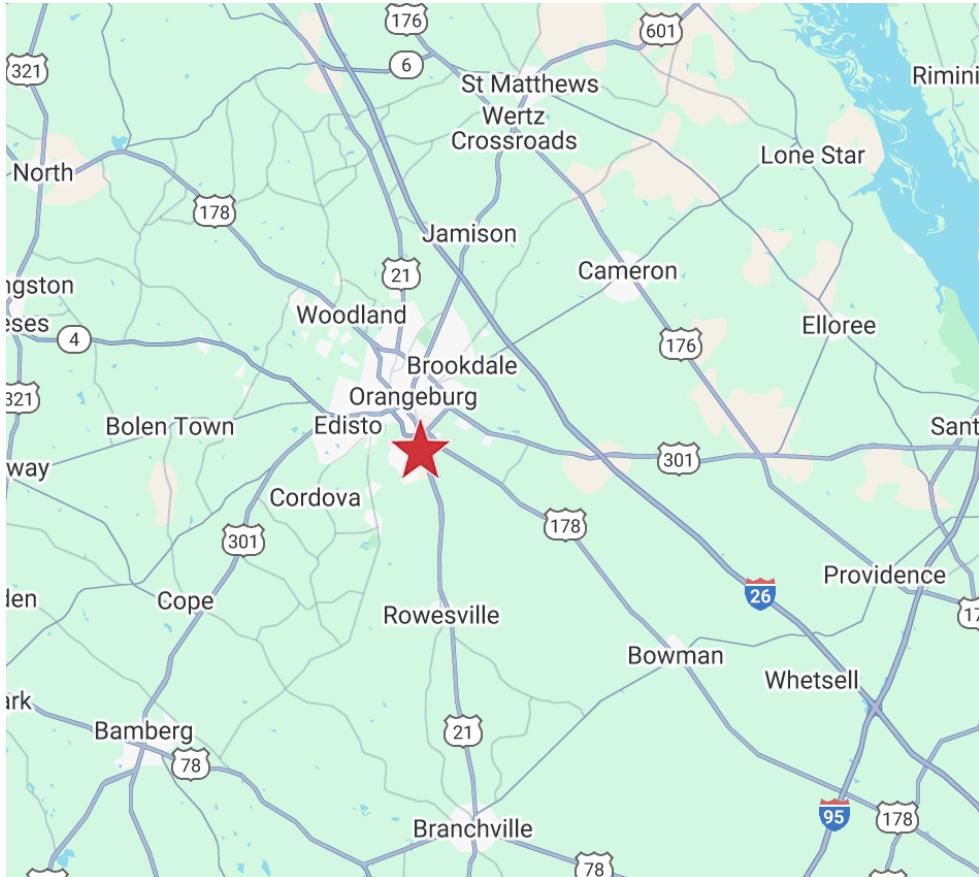
ROWESVILLE ROAD
ORANGEBURG, SC 29115

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wsherrod@naicharleston.com

SUMMARY

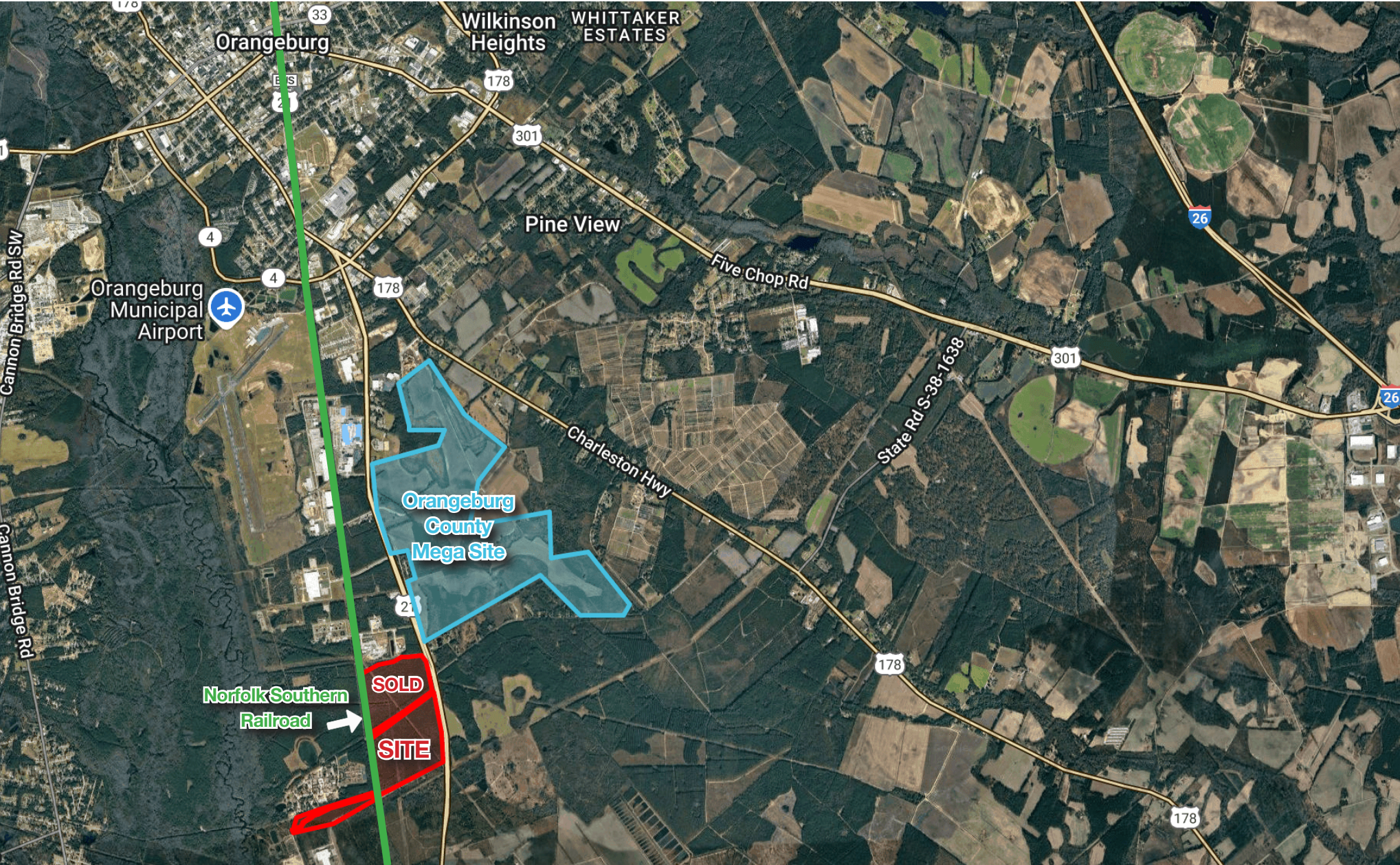
NAI Charleston is pleased to offer a prime opportunity for industrial or commercial development in Orangeburg, South Carolina. Approximately 118 total acres is available for sale along Rowesville Road in the heart of the industrial and manufacturing center for the area. All utilities are available at the site, and it borders on the east side of the Norfolk Southern rail line that has an established spur on the north end of the properties. An adjacent larger tract is the subject of a major development rumor that will create a tremendous opportunity for any owner.



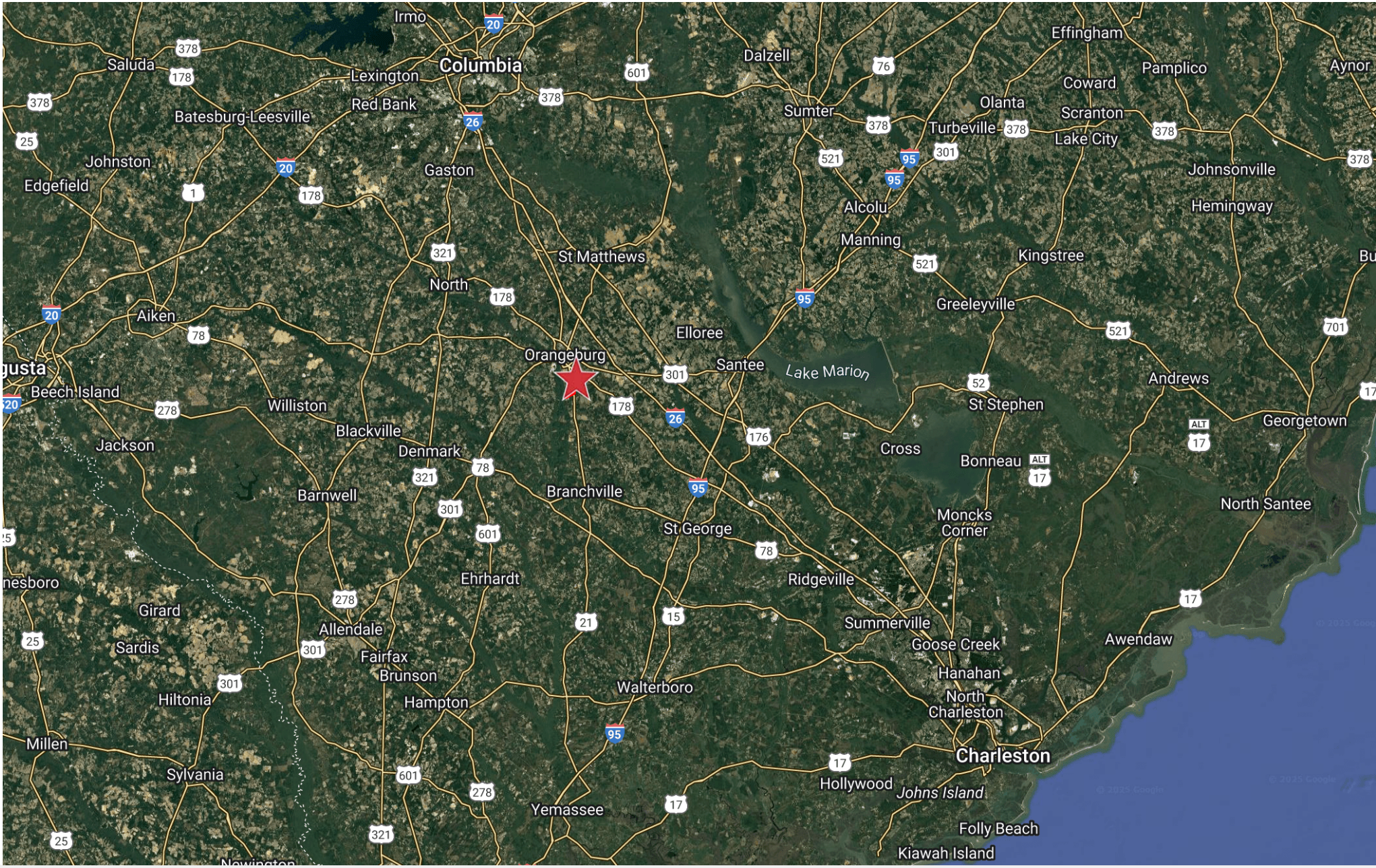
Offering Summary

Sale Price:	\$30,000/AC
Parcel Size:	±118 AC Available
Power:	Heavy electric
Water:	Available on-site
Access:	Norfolk Southern Rail Line
Zoning:	BI (Business Industrial)
County:	Orangeburg County
TMS #:	0171-00-07-002 (portion sold) 0170-00-02-002 & 0170-00-02-008

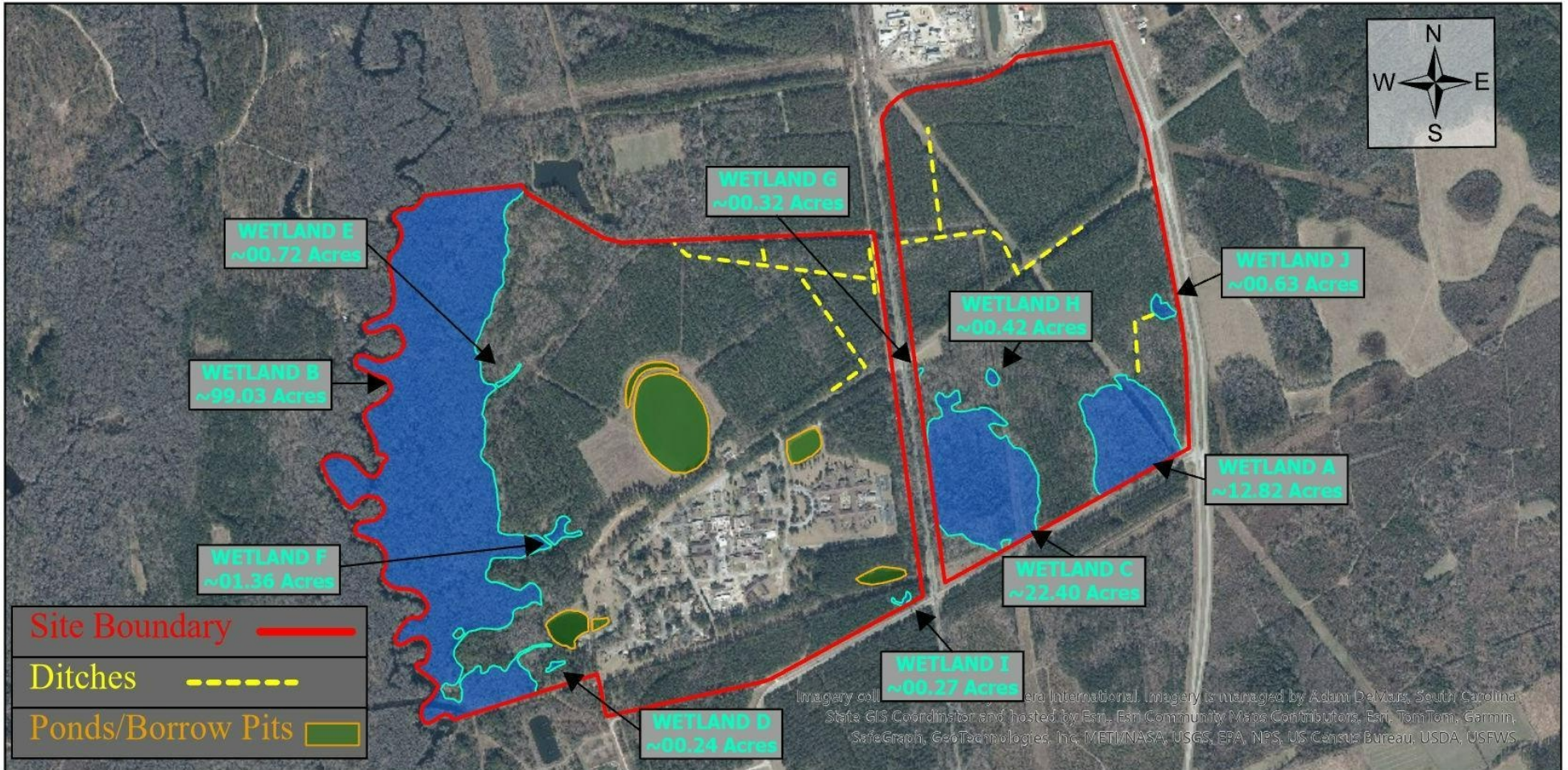
AREA MAP



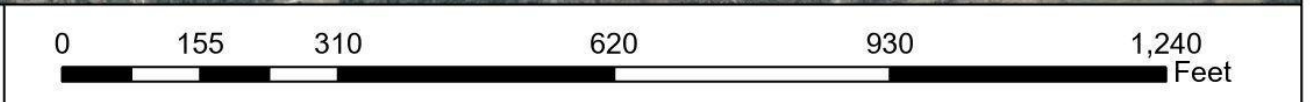
REGIONAL MAP



WETLAND APPROXIMATION MAP



*Please note that property lines and wetland boundary lines are not exact. This exhibit should be used for planning purposes only. A property boundary/wetland boundary survey should be done for exact property boundary and wetland boundary locations.



Source: Esri
 TMS#: 0170-00-02-001.000,
 -002.000, -003.000, -008.000,
 -013.000, -014.000, -015.000,
 -016.000, -016.000,
 0171-00-07-002.000
 Acreage: ~630.66

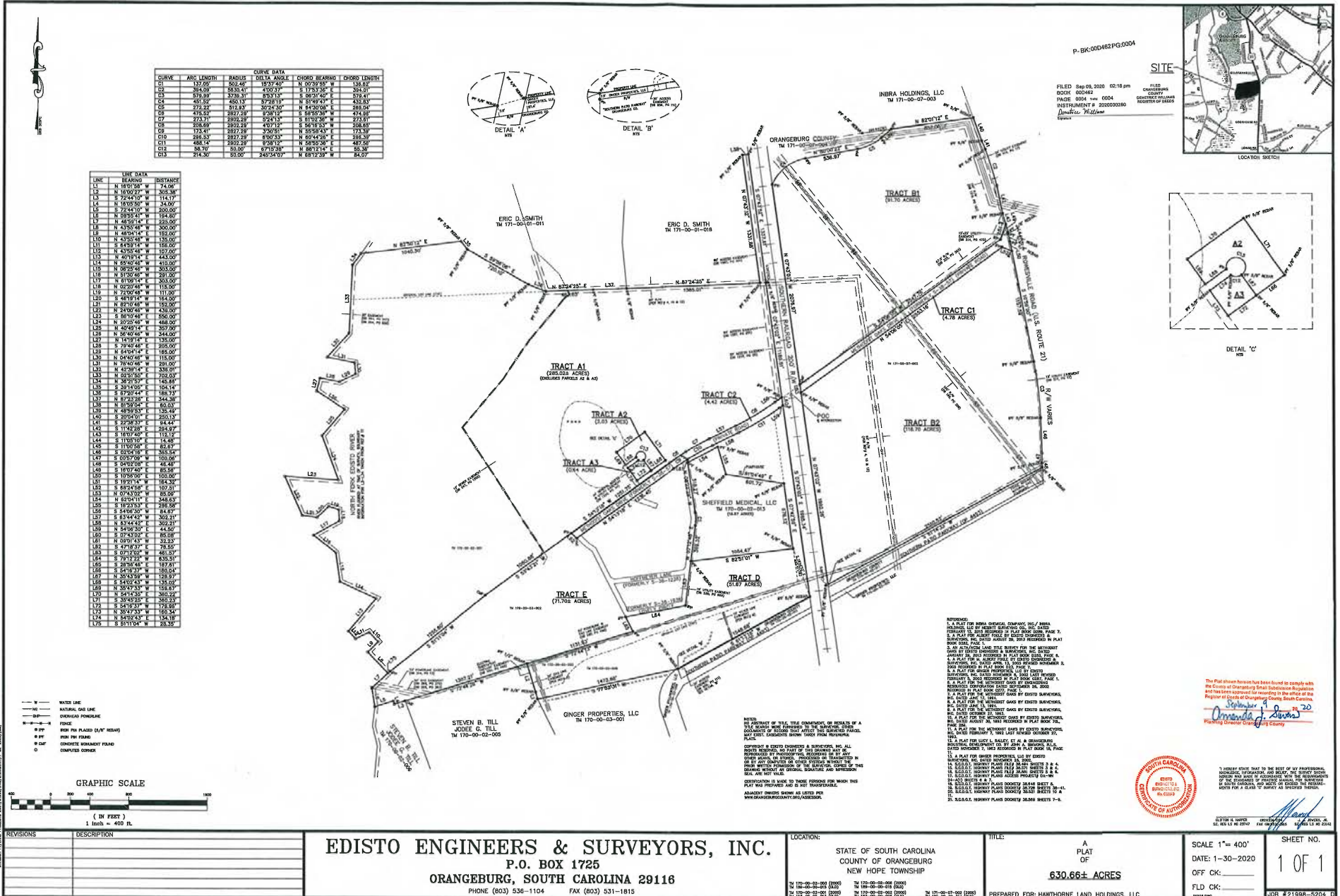
Wetland Exhibit
Methodist Road Tracts
Orangeburg, Orangeburg County, SC

EXHIBIT #
1



Red Bay Environmental Project #: 111 - 2025

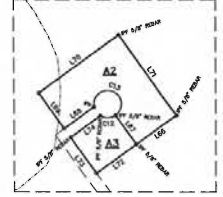
SURVEY



P-BK-000462 PG.0004

FILED Sep 08, 2020 02:18 pm
 BOOK 66622
 PAGE 0004
 INSTRUMENT # 2020000280
 Location: 70222000

SITE



REFERENCES:

1. A & B BEING OVERLAP COURTESY: INRA HOLDINGS, LLC BY EDISTO SURVEYORS, INC. AND EDISTO ENGINEERS & SURVEYORS, INC. DATE: 08/11/2020.
2. A & B BEING OVERLAP COURTESY: INRA HOLDINGS, LLC BY EDISTO SURVEYORS, INC. AND EDISTO ENGINEERS & SURVEYORS, INC. DATE: 08/11/2020.
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20. A & B BEING OVERLAP COURTESY: INRA HOLDINGS, LLC BY EDISTO SURVEYORS, INC. AND EDISTO ENGINEERS & SURVEYORS, INC. DATE: 08/11/2020.



The Plat shown herein has been found to comply with the Code of Ordinances of Orangeburg, South Carolina, and has been approved for recording in the office of the Register of Deeds of Orangeburg, South Carolina.

Christina J. Lewis
 Register of Deeds
 Orangeburg, South Carolina

EDISTO ENGINEERS & SURVEYORS, INC.
 P.O. BOX 1725
 ORANGEBURG, SOUTH CAROLINA 29116
 PHONE: (803) 536-1104 FAX: (803) 531-1815

LOCATION: STATE OF SOUTH CAROLINA
 COUNTY OF ORANGEBURG
 NEW HOPE TOWNSHIP

TITLE: A PLAT OF
 630.66± ACRES

SCALE 1" = 400'
 DATE: 1-30-2020
 OFF CK: _____
 FLD CK: _____

SHEET NO.
 1 OF 1



141 Williman Street
 Charleston, South Carolina 29403
 +1 843.720.4944
 naicharleston.com

THE ORANGEBURG MARKET

Orangeburg, strategically positioned between Columbia and Charleston along the I-26 corridor, has emerged as a dynamic hub for industrial and manufacturing operations in South Carolina's Midlands region. The city's prime location provides direct access to major transportation routes, including interstates, U.S. highways, and proximity to the Port of Charleston, giving manufacturers and distributors a competitive edge for regional and global markets.

Over the past decade, Orangeburg County has proactively cultivated a robust industrial base anchored by advanced manufacturing, automotive supply, metal fabrication, and food processing sectors. The area is home to established global companies such as Husqvarna, Allied Air Enterprises, and Zeus Industrial Products, which have expanded operations thanks to the region's skilled workforce and business-friendly environment. The county's industrial parks — including the John W. Matthews Industrial Park and the Orangeburg County/City Industrial Park — offer shovel-ready sites, modern infrastructure, and room for future growth.

A notable area of ongoing industrial development is Rowesville Road, which runs south of downtown Orangeburg and has become an important corridor for manufacturing and distribution. This area benefits from easy access to U.S. Highway 21 and I-26, making it highly attractive for new industrial projects. The Rowesville Road area is drawing interest from site selectors seeking cost-effective locations with available utilities and transportation connectivity.

Local and state economic development incentives continue to position Orangeburg as a competitive choice for companies looking to expand or relocate in the Southeast.

Looking ahead, sustained investment in infrastructure improvements along corridors like Rowesville Road, coupled with the region's commitment to economic diversification, ensures that Orangeburg remains a compelling destination for manufacturing and distribution operations seeking a strategic, cost-effective, and growth-oriented location.





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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAI Charleston