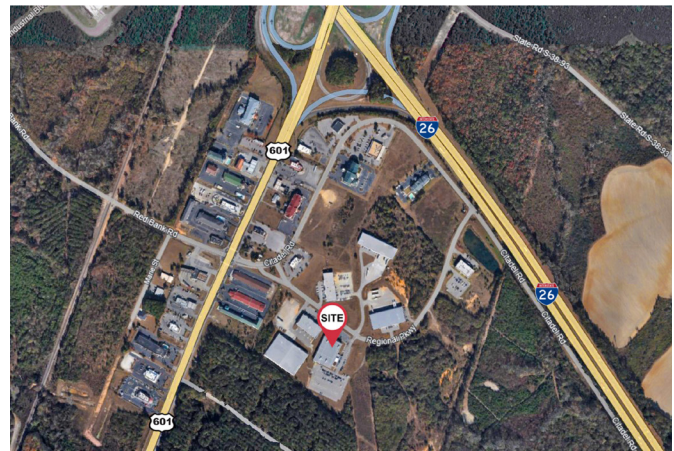


\$5.00 SF/YR (NNN)

Carolina Regional Park - Bldg B

- ±36,774 SF Industrial Building (Single Tenant)
- Office Space Build-to-Suit
- Ceiling Height 18' to 24'
- Dry Sprinkler System
- (1) Drive-in Door
- (1) Dock High Door
- Fenced Laydown Yard
- All Utilities Available
- 40+ Employee Parking Places
- ±1.3 Acres of Additional Parking/ Laydown Yard in the Rear of the Building
- Zoning - BI
- Lease Rate \$5.00/SF NNN



For more information:

Hunter Garrett, CCIM, SIOR

864 678 5934 • hgarrett@naief.com

John Staunton, SIOR

864 678 5990 • johnstaunton@naief.com

Josh Kenyon

704 964 2181 • jkenyon@naief.com

Property Overview

Lease Rate \$5.00/SF NNN

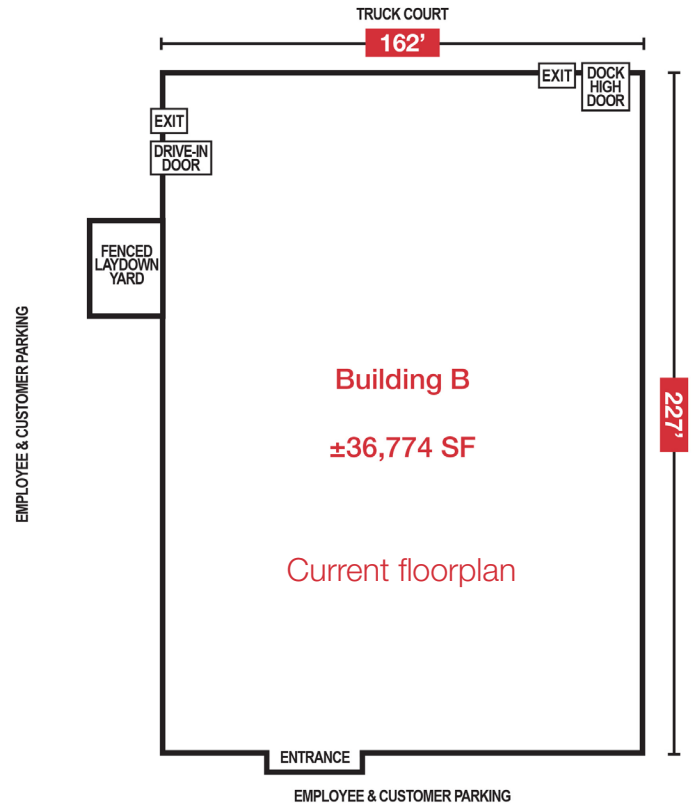
±36,774 SF Industrial Building

Location Overview

Located between the state's capital, Columbia, and the state's largest port city, Charleston, companies in Orangeburg County have a decisive logistical advantage. Interstate access via I-95 and I-26 keeps products moving while the nearby top-ranked Port of Charleston connects Orangeburg to the world. A robust technical college fostering young talent and a labor force of nearly half a million within 60-minutes ensures success for global brands like Husqvarna and GKN Aerospace. With Volvo's vehicle manufacturing facility less than 20 miles away and thousands of skilled craftspeople within its borders, suppliers are already taking notice, while an abundance of development ready industrial land proves Orangeburg County is ready to welcome new business.

DRIVE TIME	LABOR FORCE
30 Minutes	±31,467
45 Minutes	±79,594
60 Minutes	±392,279

ADDITIONAL PARKING & LAYDOWN YARD



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101 E Washington Street Ste 400
Greenville, South Carolina 29601
864 232 9040
naiearlefurman.com



101 E Washington Street Ste 400
Greenville, South Carolina 29601
864 232 9040
na.earlefurman.com