

707 WHITEHEAD ROAD

Lugoff, South Carolina 29078

FOR LEASE OR BTS

±60 ACRE SITE | RAIL-SERVED (CSX)

Former WestRock - Elgin Chip Mill



NAIColumbia

John Gregory, PE, SIOR, CCIM
(C) 803.873.1883
jgregory@naicolumbia.com

Bill Lamar
(C) 803.960.6090
blamar@naicolumbia.com

Tristan Lee
(C) 336.870.8928
tlee@naicolumbia.com

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PROPERTY OVERVIEW

ADDRESS	707 Whitehead Rd Lugoff, SC
SITE SIZE	±60 Acres
KERSHAW COUNTY TM	322-00-00-013
ZONING	I-1, Kershaw County
OFFICE	±3,800 SF
RAIL-SERVED	CSX
RAIL SPUR SIZE	±2,000 FT
ELECTRICITY PROVIDER	Fairfield Electric Cooperative

POWER

- Power capacity currently supports up to 5 MW for industrial operations
- Additional distribution capacity can be brought to site with a conductor upgrade on the existing distribution line between the substation and the site, increasing capacity to a total of 9 MW
- Transmission line access located approximately 1-mile from the site, providing strong regional connectivity and expansion potential

GAS PROVIDER Dominion Energy

WATER Well

SEWER Septic

DISTANCE TO US-1 / MAIN ST ±0.8 Miles

DISTANCE TO I-20 ±5 Miles

DISTANCE TO I-77 ±17 Miles

DISTANCE TO COLUMBIA, SC ±25 Miles



CONTACT BROKERS FOR MORE INFORMATION



PROPERTY PHOTOS



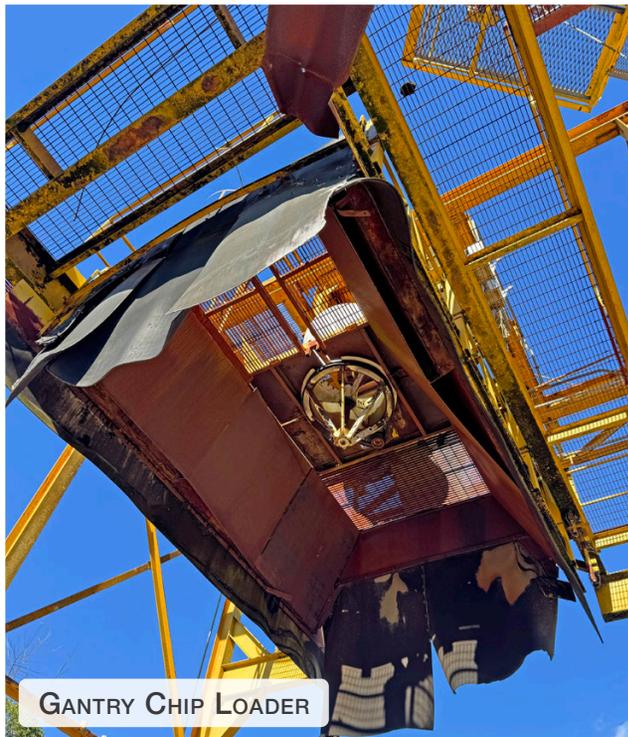
PROPERTY INFRASTRUCTURE/EQUIPMENT



RAILCAR INDEXER



TRUCK SCALE WITH WOODYARD CRANE IN BACKGROUND



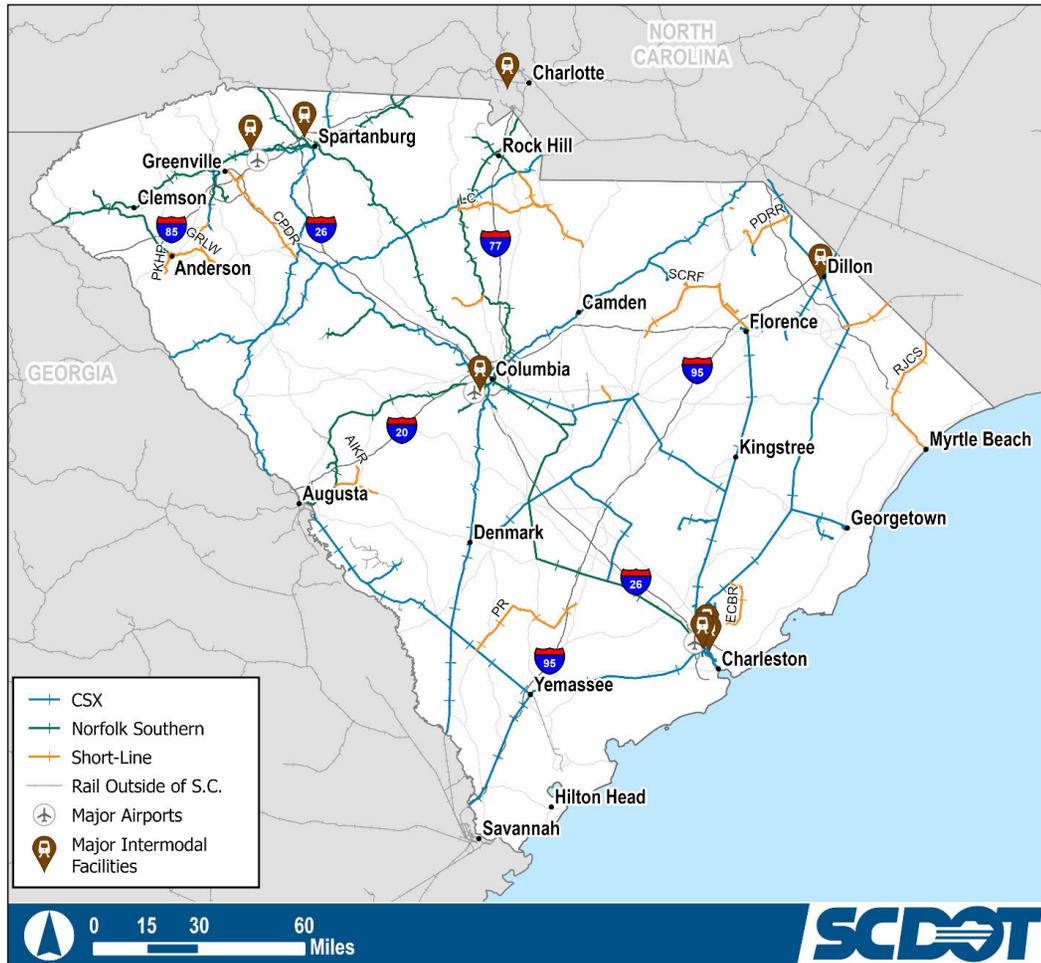
GANTRY CHIP LOADER



OVERHEAD CHIP LOADING CONVEYOR WITH GANTRY CHIP LOADER

CSX RAIL SPUR

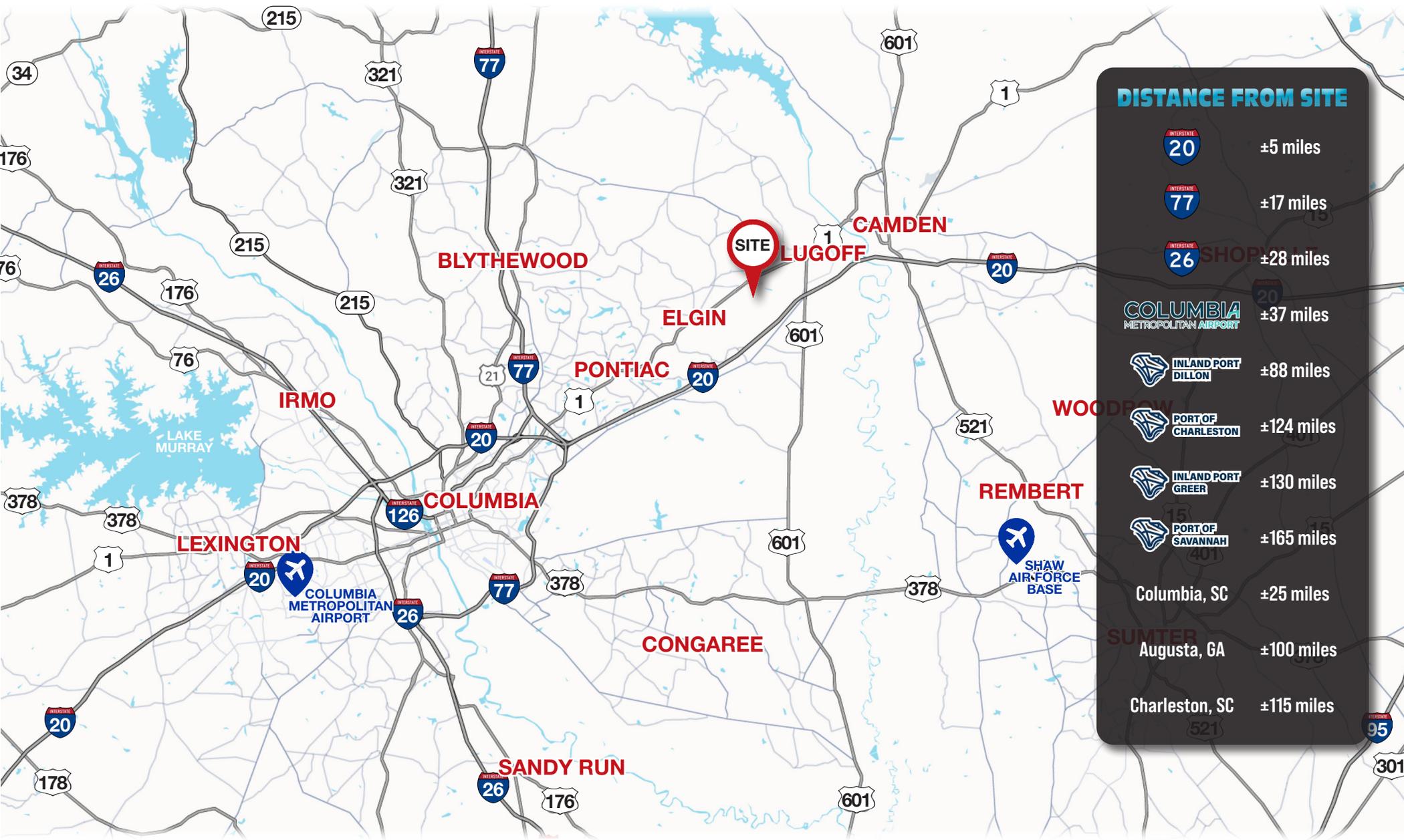
Competitive Advantages of CSX Rail Spur



Source: FRA, North American Rail Network Data | South Carolina Statewide Rail Plan 2024

- ✓ **Direct CSX Rail Service** with an active on-site spur supporting efficient inbound and outbound freight
- ✓ **Strategic Position within South Carolina's Rail Network**, connecting to major domestic and international markets
- ✓ **Seamless Intermodal Access**, linking rail, highway, and port infrastructure across the Southeast
- ✓ **Cost-Effective Freight Movement** for bulk, heavy, or high-volume manufacturing and distribution users
- ✓ **Enhanced Supply Chain Resiliency** through reliable Class I rail connectivity

MARKET MAP



DISTANCE FROM SITE	
 INTERSTATE 20	±5 miles
 INTERSTATE 77	±17 miles
 INTERSTATE 26	±28 miles
 COLUMBIA METROPOLITAN AIRPORT	±37 miles
 INLAND PORT DILLON	±88 miles
 PORT OF CHARLESTON	±124 miles
 INLAND PORT GREER	±130 miles
 PORT OF SAVANNAH	±165 miles
Columbia, SC	±25 miles
Augusta, GA	±100 miles
Charleston, SC	±115 miles