

23 Industrial Park Drive

LUGOFF, SOUTH CAROLINA 29078



W WHITESIDE
PROPERTIES

Available for Lease

+/- 27,280 SF Heavy Industrial Building

Property Highlights



Heavy industrial facility available for lease in Lugoff, SC. Conveniently located only 0.5 miles from I-20, 20 miles from I-26, and 36.7 mi to Columbia Metropolitan/UPS Air and Ground Hub, the building is a great opportunity to be near major thoroughfares. The building is outfitted with pre-engineered construction, 1,800 SF office, and +/- 2 acres of outside storage.

Address	23 Industrial Park Drive Lugoff, SC 29078
Availability	Available for Lease
Asset Class	Industrial
Square Footage	+/- 27,280 SF Total +/- 1,800 SF Office
Acreage	+/- 5.62 AC
Zoning	I-1 (Industrial District)
Former Use	Manufacturing
Power	1,600 AMP
Clearance Height	Eaves: 14' 2" Center: 20' 2"
Parking	16 Surface Spaces
Column Spacing	46'5" x 27'7"
Doors	2 Drive-In Door 12'x14' 4 Dock High Doors (1) 10'x12' (2) 10'x10'
Recent Improvements	New roof on the warehouse portion in 2024 with a 10-year warranty New concrete aprons installed Improved laydown yard
Lease Rate	\$6.50 PSF NNN + \$1.40 TICAM

Demographics



4,963 Population - 3 mile
16,354 Population - 5 mile



\$98,273 Average Household Income - 3 mile
\$92,899 Average Household Income - 5 mile



1,909 Households - 3 mile
6,201 Households - 5 miles



2,666 Employees - 3 mile
4,832 Employees - 5 mile

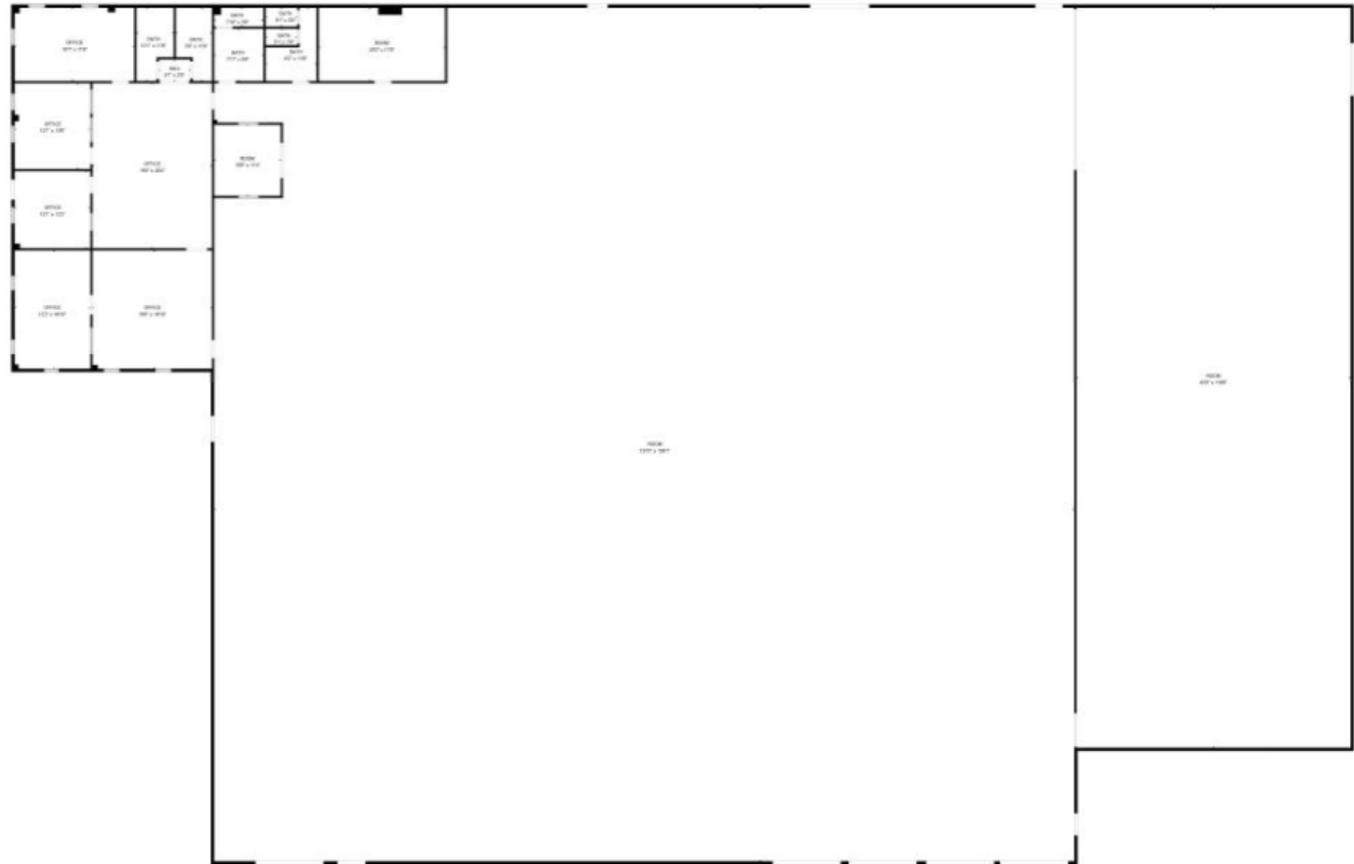


Interior Photos

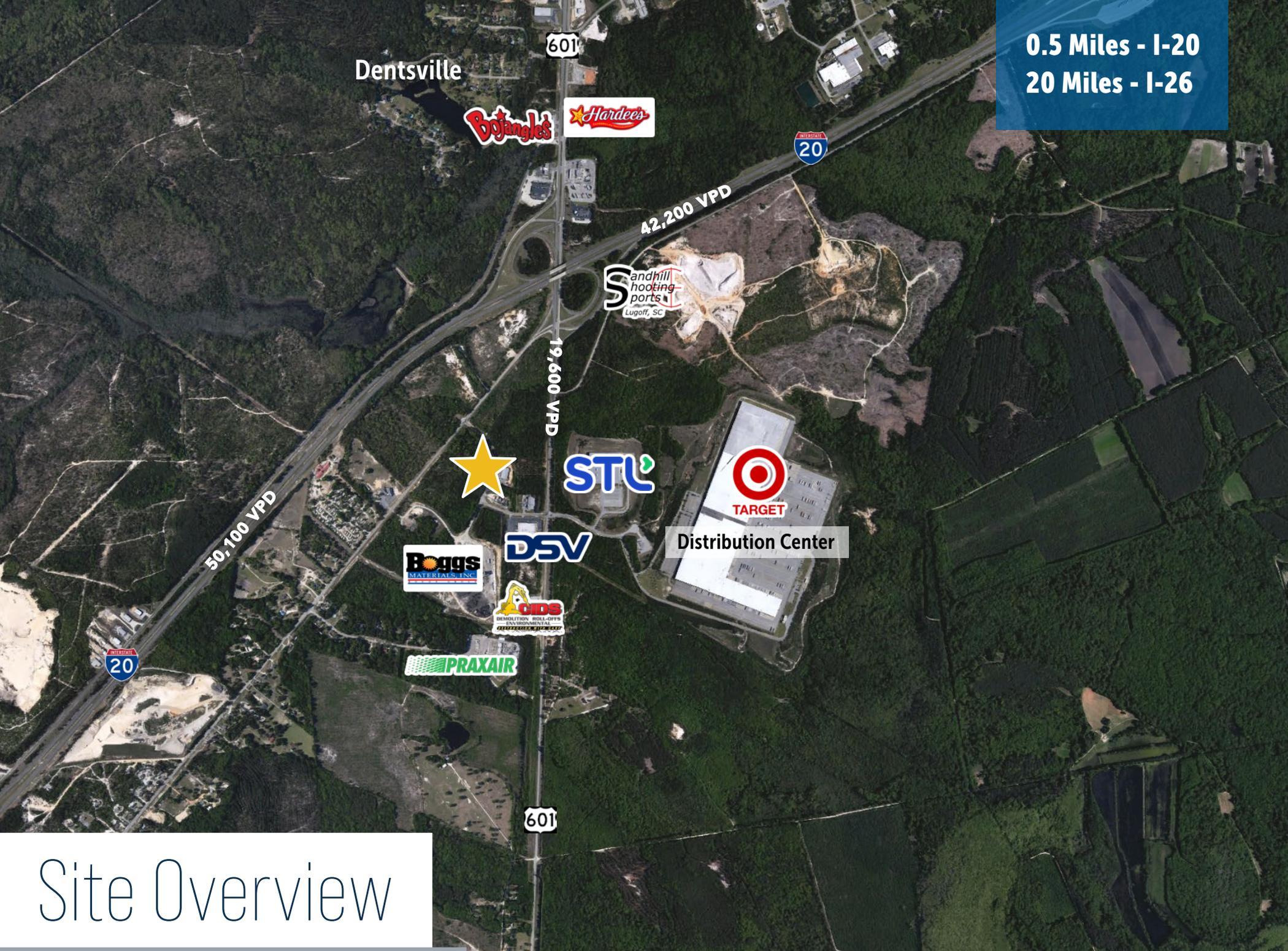
Floor Plan

Total Floor Plan
+/- 27,280 SF

Total Office Space
1,800 SF



0.5 Miles - I-20
20 Miles - I-26



Dentsville

601

Botangles

Hardee's

20

42,200 VPD

Sandhill
hooping
ports
Lugoff, SC

19,600 VPD



STU



TARGET

Distribution Center

DSV

Boggs
MATERIALS INC.

CIDS
DEMOLITION HOULDS OFFS
ENVIRONMENTAL
CONSTRUCTION SERVICES

PRAXAIR

20

601

Site Overview



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