

**FOR LEASE**

193-195 Regional Parkway | Orangeburg, SC

**NAI Earle Furman**

**\$7.50 SF/YR (NNN)**



## Carolina Regional Park - Bldg A

- Suite C ± 8,000 SF Available
- 20' Ceiling Height
- (1) Dock High Door
- Parking Ratio 2.00/1,000 SF
- Multi-tenant Building
- Built in 1998
- All Utilities Available
- Zoning - BI
- Less Than 1 Mile to I-26 (Exit 145)
- Contact Broker For Additional Information



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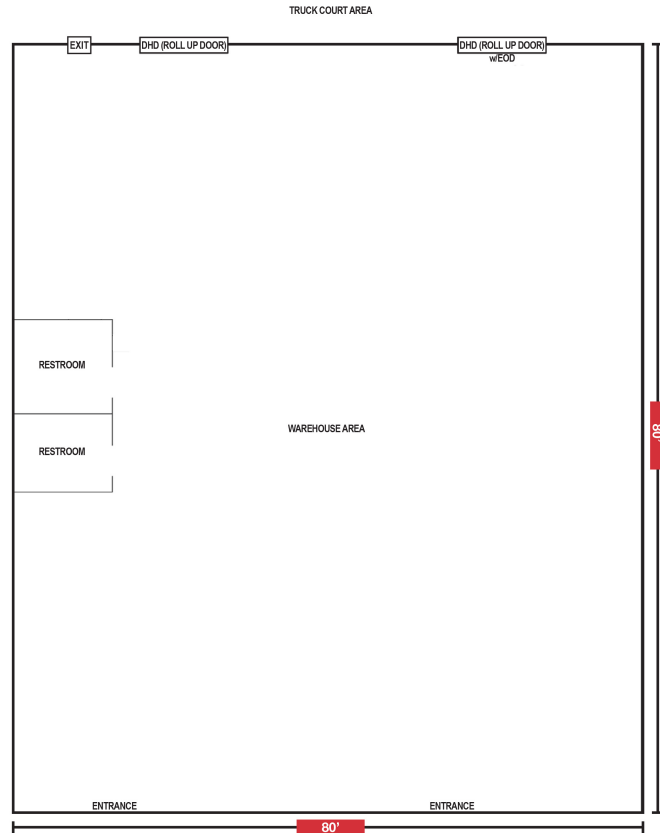
## Property Overview

Lease Rate \$7.50/SF NNN

Suite C ± 8,000 SF

## 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.



NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

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

