

707 WHITEHEAD ROAD

Lugoff, South Carolina 29078

FOR LEASE OR BTS

±60 ACRE SITE | RAIL-SERVED (CSX)

Former WestRock - Elgin Chip Mill



NAIColumbia

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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



PROPERTY PHOTOS



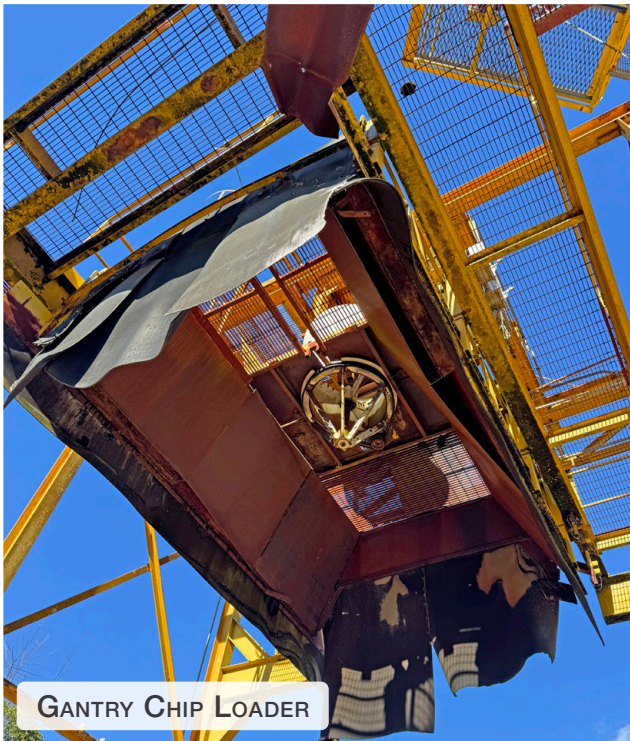
PROPERTY INFRASTRUCTURE/EQUIPMENT



RAILCAR INDEXER



TRUCK SCALE WITH WOODYARD CRANE IN BACKGROUND



GANTRY CHIP LOADER



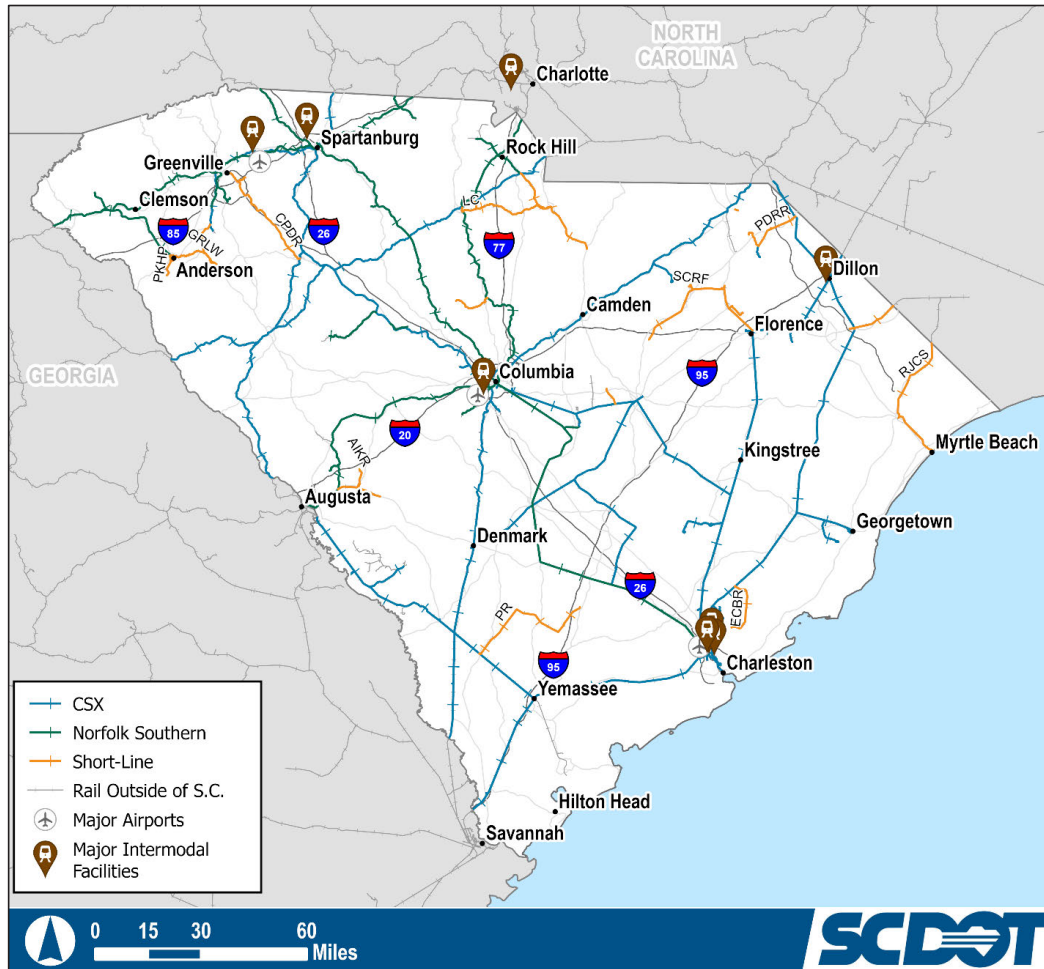
OVERHEAD CHIP LOADING CONVEYOR WITH GANTRY CHIP LOADER

PROPERTY CONCEPTUAL SITE PLAN



CSX RAIL SPUR

Competitive Advantages of CSX Rail Spur



- ✓ **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

SUBMARKET MAP



MARKET MAP

