

2500 ST. MATTHEWS ROAD,
ORANGEBURG, SC

±326,536 SF

FOR LEASE

INDUSTRIAL BUILDING

±34.36 acres



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$3.75
PSF NNN

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PROPERTY HIGHLIGHTS

- Building area:
±326,536 SF TOTAL
±5,606 SF office space
- Year built: 1986 | renovated 1998
- Site: ±34.36 acres
- Column spacing: 38' x 40'

- Construction:
Walls | Painted concrete masonry units and metal siding
Floors | 6" concrete slab
Roof | Gabled roofs with standing seam metal roof panels
- Utilities:
Electric/gas: Orangeburg DPU
Water/sewer: Orangeburg DPU
Telecom: AT&T

Colliers

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THE AREA

The site is located in Orangeburg County within South Carolina's Global Logistics Triangle and is halfway between Columbia, the state capital, and the Port of Charleston.

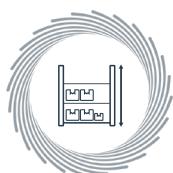
DISTANCE

Interstate 26	±3.5 miles
Interstate 95	±25 miles
Columbia Metropolitan Airport	±37 miles
Interstate 20	±40 miles
Charleston International Airport	±72 miles
Port of Charleston	±79 miles

PROPERTY FEATURES



PARKING
±319 spaces plus
graveled truck
yard



CLEAR HEIGHT
30' to 36'



SPRINKLERS
Fully sprinklered
with a wet pipe
system



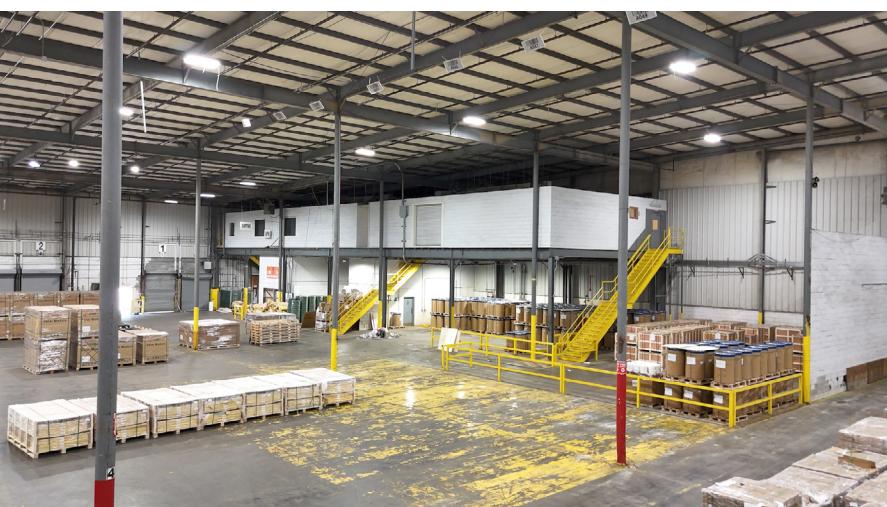
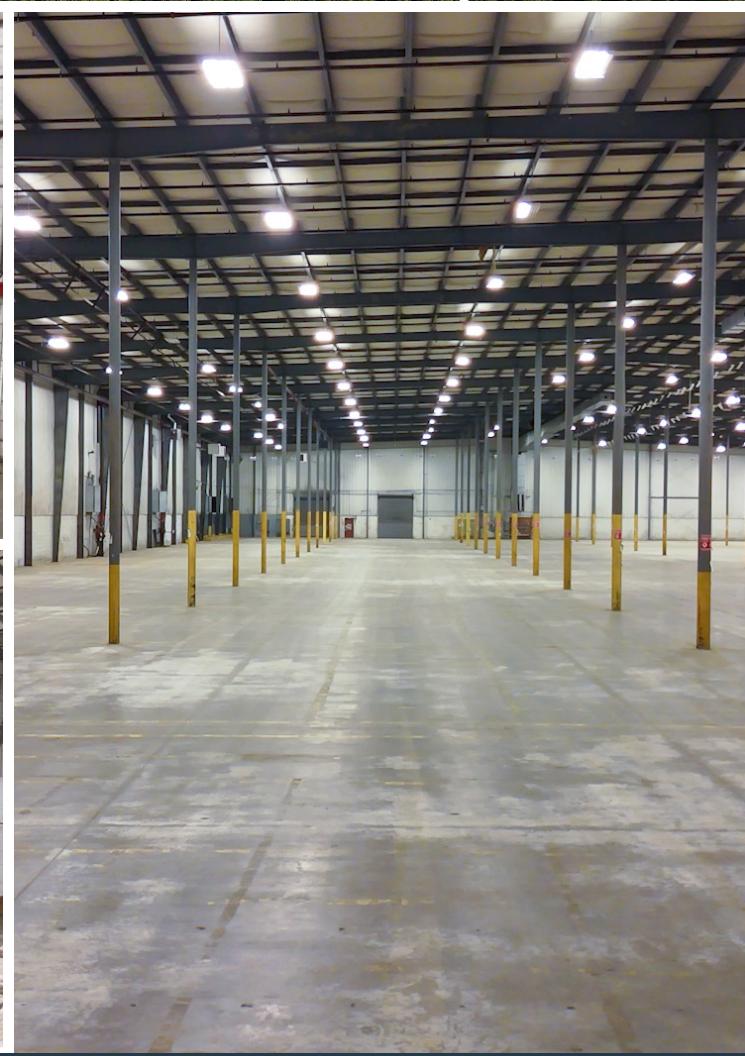
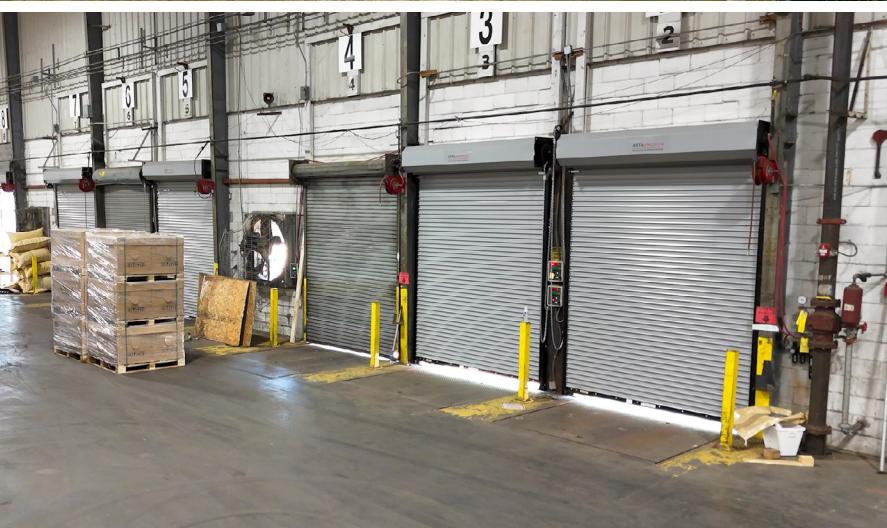
DOCKS
19 dock-high doors
with bumpers, seals,
manual levers



POWER
Two 480-volt
entrances, rated
from 800
to 1,200 amps



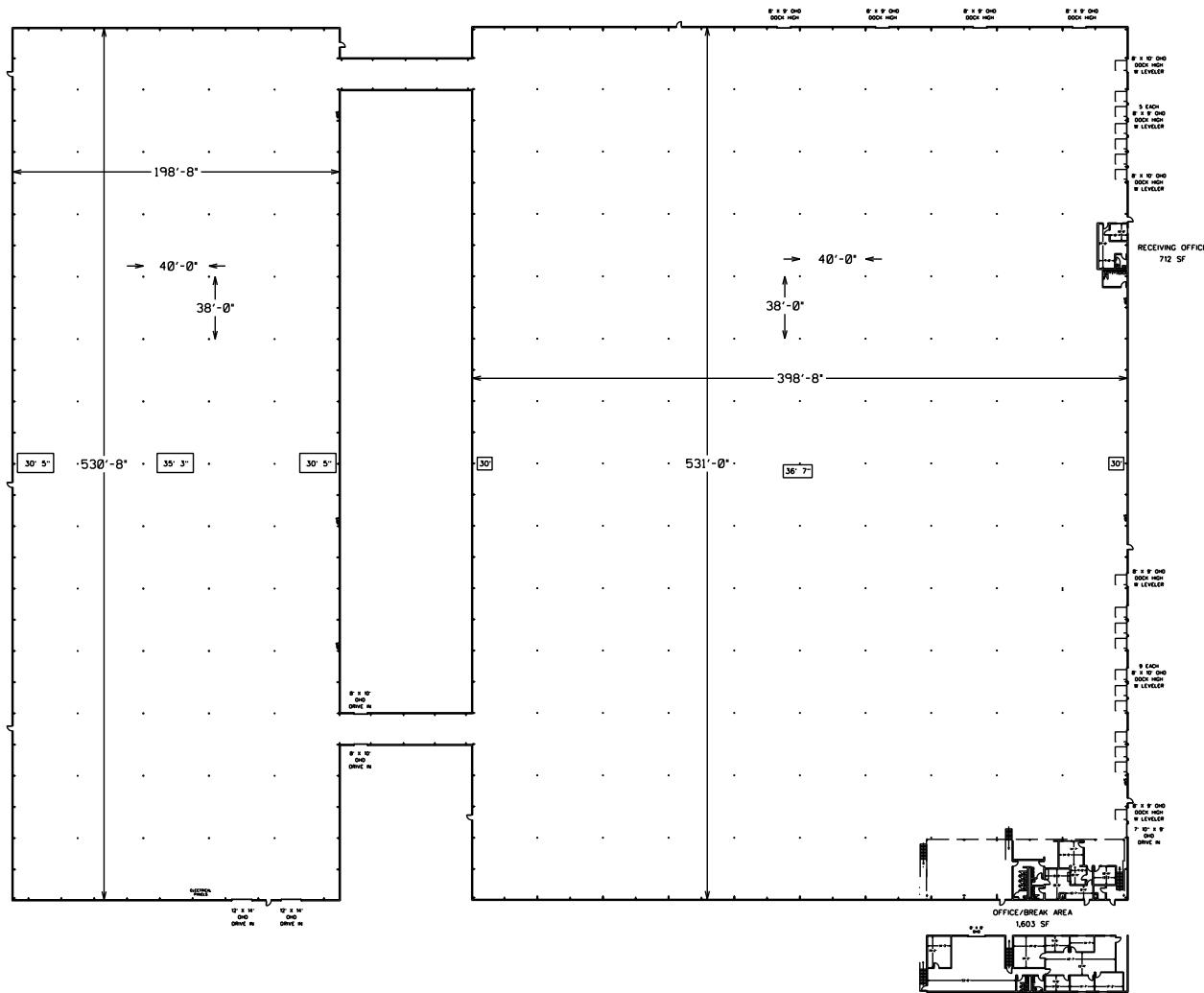
HVAC
Office 100%
heated &
cooled |
warehouse
100% heated



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