



EXCLUSIVE LISTING

INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

Bailes Ridge *Flex Development*

CLASS A FLEX & INDUSTRIAL SPACE FOR LEASE

105,300 SF

TOTAL
PROJECT SIZE

1,850-39,000 SF

CONTIGUOUS
AVAILABLE

\$22/SF

NNN LEASE RATE

21'

CLEAR HEIGHT

5

BUILDINGS |
SHELL DELIVERY

PROPERTY OVERVIEW

A new standard for *flex industrial* in the Carolinas.

New Class A flex/industrial development on Bailes Ridge Road in Indian Land, Lancaster County, SC, featuring shell buildings designed for flexible tenant upfits. Modern tilt-wall construction, high clear heights, and contemporary architecture make this an ideal home for office/warehouse, light industrial, and service users.



Designed for *versatility.*

<p>01</p> <p>FIVE-BUILDING PARK</p> <p>Five-building flex/industrial park with shell buildings and future upfit potential.</p>	<p>02</p> <p>21-FOOT CLEAR HEIGHTS</p> <p>Measured from finished floor to bottom of steel at dock doors, suitable for a wide range of operational requirements.</p>
<p>03</p> <p>CONTEMPORARY ARCHITECTURE</p> <p>Modern façades with aluminum-clad entry canopies, wood soffits, recessed lighting, and clerestory windows for enhanced daylight.</p>	<p>04</p> <p>FLEXIBLE SUITE SIZES</p> <p>Approx. 1,850 SF to 70,000 SF with the ability to combine bays and buildings. Building sizes: 24,300 · 21,600 · 25,200 · 14,400 · 16,800 SF.</p>
<p>05</p> <p>REAR LOADING & DRIVE-IN ONLY DOCK ACCESS</p> <p>Rear loading opportunities with dock positions per building and site plan, optimized for logistics efficiency. Drive-in loading throughout. No dock-high loading.</p>	<p>06</p> <p>MULTIPLE ACCESS POINTS</p> <p>Efficient internal truck and auto circulation from Bailes Ridge Road with dedicated on-site parking for employees and visitors.</p>

Five buildings. *Infinite Configurations.*



- ± 6.5 miles to I-77
- ± 7 miles to I-485
- Direct access via Hwy 521 & Hwy 160

- Indian Land-Current Households: ~5,300
- Lancaster County population projected to exceed 192,000 by 2050

- Sun City Carolina Lakes
- RedStone
- Costco, Target, MUSC
- Rapidly growing Indian Land market

BAILES RIDGE ROAD

- Bailes Ridge Road
- Indian Land, Lancaster County, South Carolina
- Strategically positioned to serve the greater Charlotte metro with convenient regional access.

FOR MORE INFORMATION
& INQUIRIES, CONTACT:



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IDEAL USES

- Flex office/warehouse
- Light industrial
- Showroom and distribution
- Service and last-mile operations



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