

# 36 SIRENS LANE

## GASTON, SC 29053

# FOR LEASE

±50,281 SF to ±101,378 SF



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The **Calhoun County I-26 Industrial Park** is located at Sonntag Drive and Sirens Lane in Gaston, South Carolina. The park is **±245 acres** and can accommodate **±1.8M SF**. Strategically located at **I-26 (Exit 25)** in Calhoun County, this new industrial park offers unmatched access to major transportation corridors, positioning your business for seamless regional and national distribution. There are currently three industrial buildings and several undeveloped/BTS sites. Park tenants include Starbucks and The Fitts Company. **Site 01 (consisting of ±11.7 acres) has a ±50,281 SF industrial building (expanding to ±101,378 SF in 2026) available for lease.** Additional sites are available for purchase, lease, or BTS. With **flexible lot configurations and business-friendly infrastructure**, it's the ideal site to build, expand, and thrive in a rapidly growing market. Contact the brokers for additional information or to schedule a site visit.



**CENTRALIZED ACCESS TO MAJOR HIGHWAYS** | The Park is located along I-26, between Columbia, SC and the Port of Charleston and provides easy access to I-20, I-77, and I-95. These major highways create efficient transportation routes for goods moving to and from regional markets and major distribution hubs such as:

- Columbia Metropolitan Airport (CAE) ±20 minutes
- Augusta Regional Airport (AGS) ±1.5 hours
- Greenville-Spartanburg International Airport (GSP) ±1.75 hours
- SC Inland Port-Greer ±1.75 hours
- Port of Charleston ±1.75 hours
- Charlotte International Airport (CLT) ±2 hours



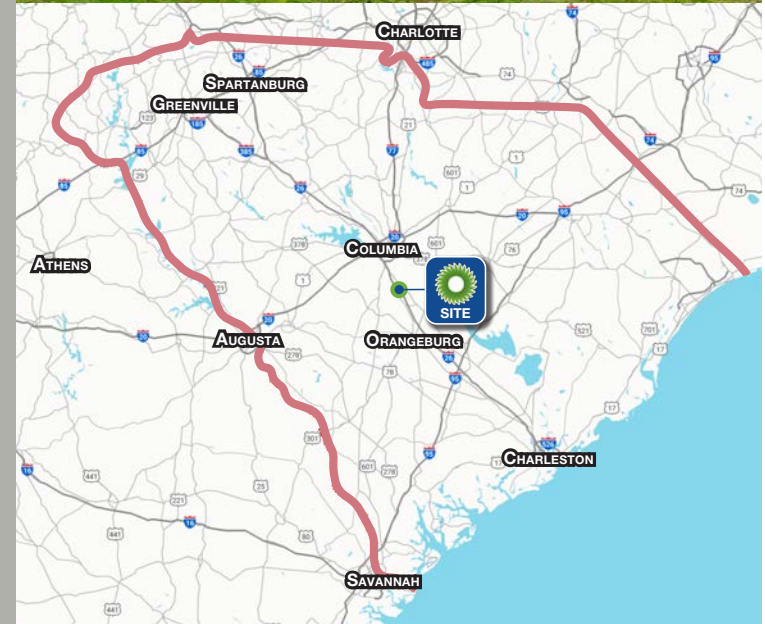
**INDUSTRIAL CLUSTER PROXIMITY** | The region between Columbia and Charleston is a growing industrial and logistics hub, with major companies in automotive, manufacturing, and distribution. Nearby industrial businesses and distribution centers include Amazon, DAK Americas-Eastman Chemical, The Fitts Company, Food Lion, Home Depot, Husqvarna, Thermo King, Starbucks, UPS Air Freight, Zeus Industrial Products, and many more.



**SKILLED WORKFORCE** | The area's industrial base is supported by a skilled and growing workforce, partly driven by the presence of Midlands Technical College, Orangeburg-Calhoun Technical College and the University of South Carolina, which offer workforce development programs geared toward manufacturing, logistics, and engineering. Soldiers transitioning out of the military and military veterans from Fort Jackson are also a valued resource in the area.



**AFFORDABILITY COMPARED TO MAJOR METRO AREAS** | Industrial real estate and labor costs in Calhoun County are generally more affordable than in larger metropolitan areas such as Charlotte, Greenville, or Charleston, making Calhoun County an attractive option for companies looking to optimize their operating expenses while staying close to major markets.





## DISTANCES FROM THE PARK

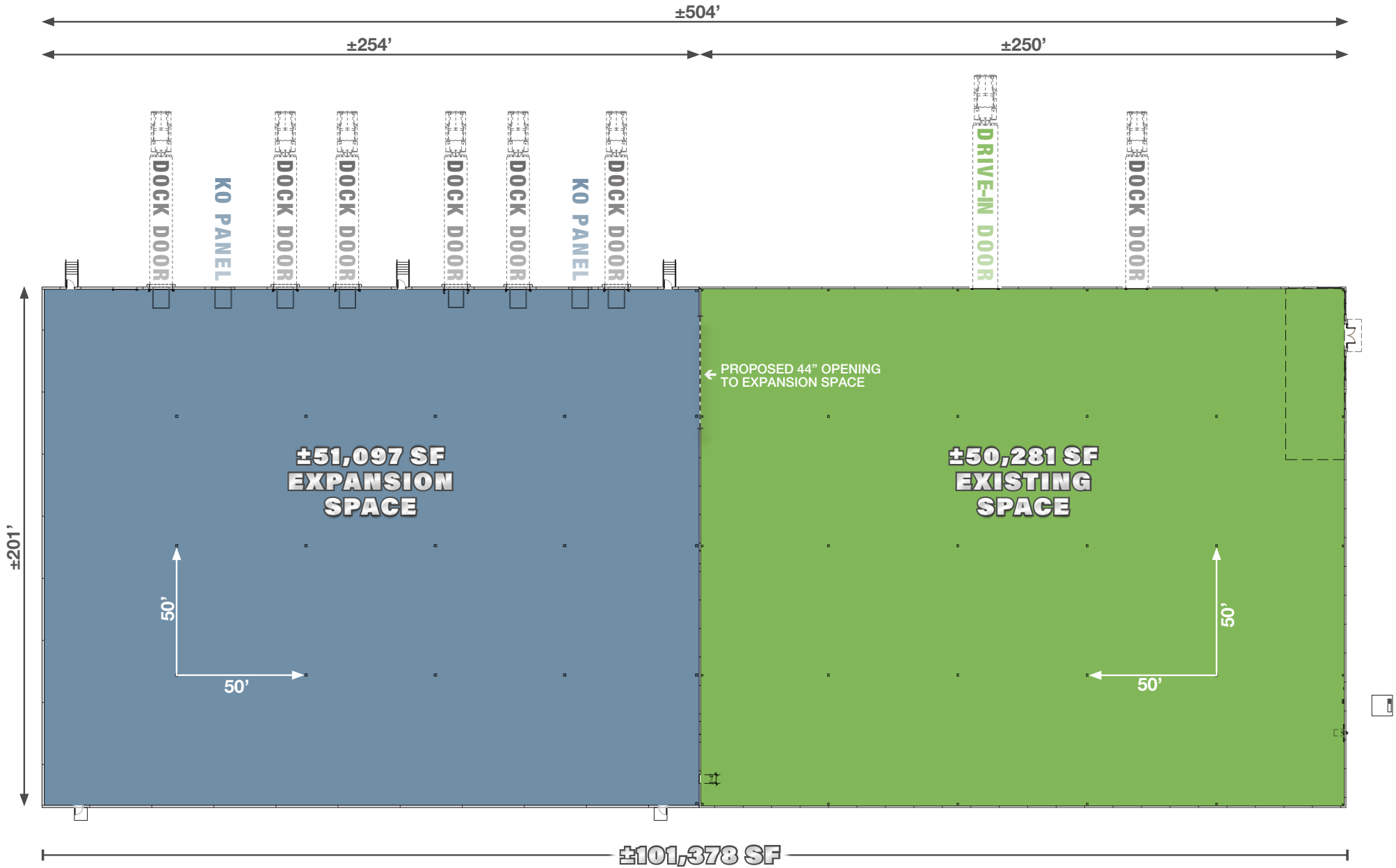
	±1 mile
	±10 miles
	±20 miles
	±45 miles
	±15 miles
Columbia, SC	±15 miles
Orangeburg, SC	±26 miles
Augusta, GA	±70 miles
Charleston, SC	±98 miles
Spartanburg, SC	±106 miles
Charlotte, NC	±110 miles
Greenville, SC	±117 miles
Savannah, GA	±142 miles
Athens, GA	±172 miles
	±98 miles
	±142 miles

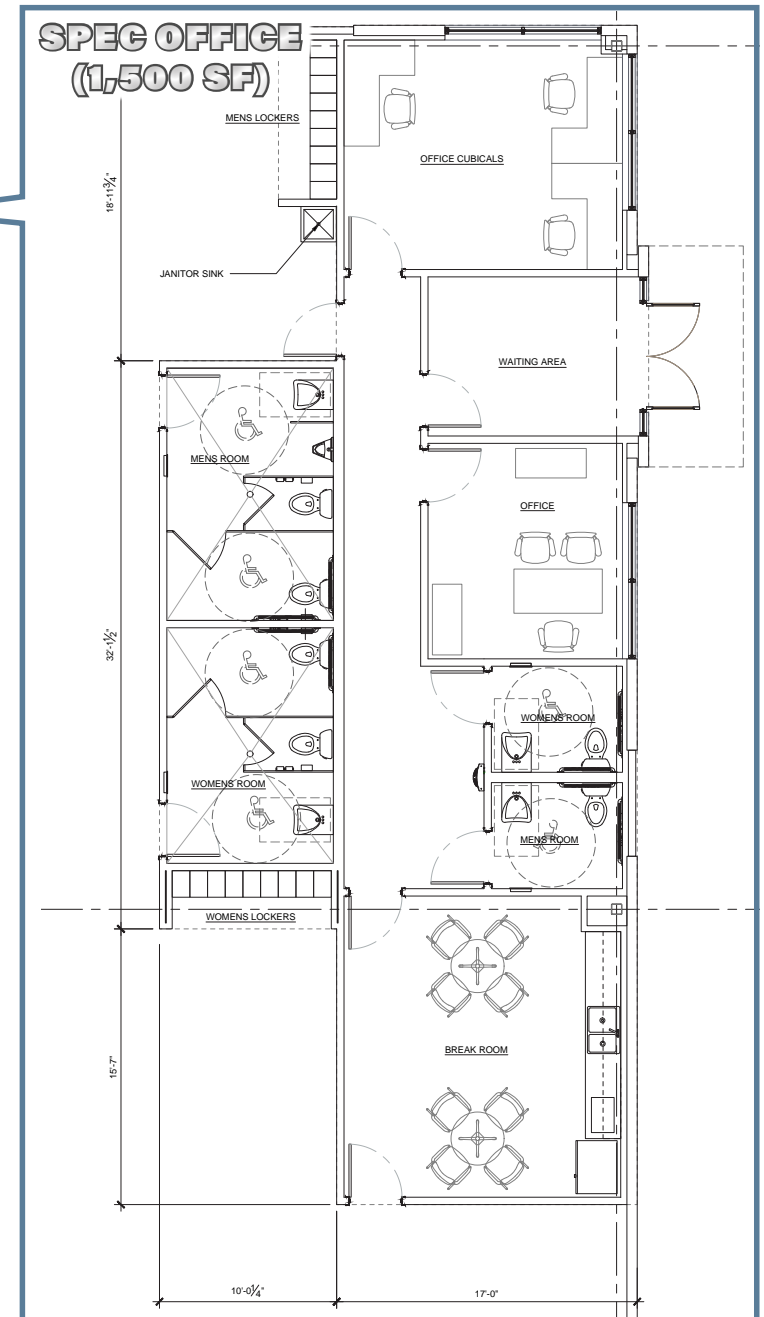
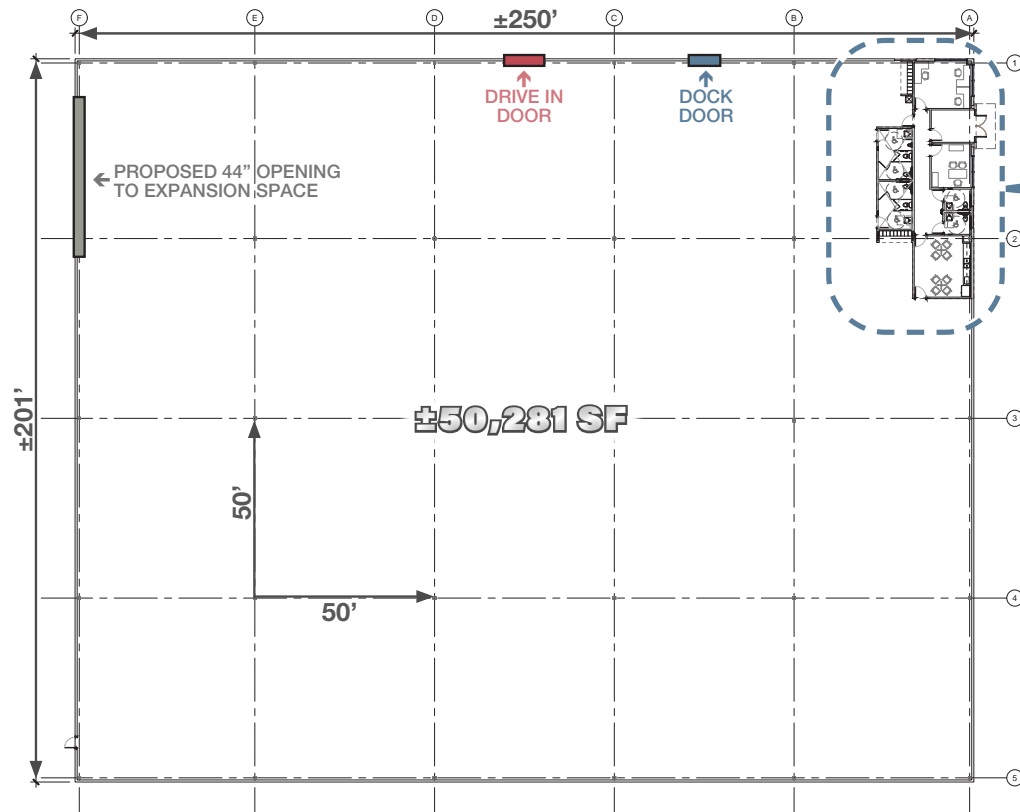


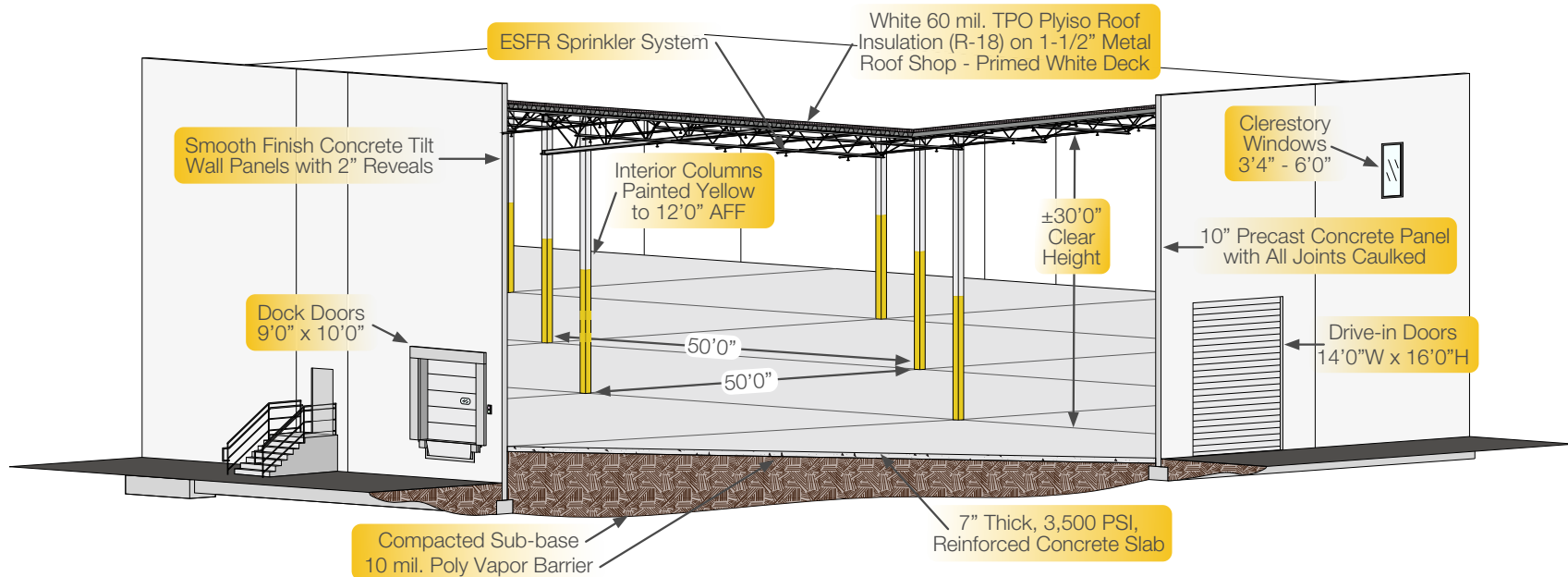
<b>EXISTING SPACE</b>	±50,281 SF
<b>OFFICE SPACE</b>	±1,500 SF spec (under construction)
<b>EXPANSION SPACE</b>	±51,097 SF (under construction)
<b>TOTAL BUILDING</b>	±101,378 SF
<b>LOT SIZE</b>	±11.7 Acres
<b>YEAR BUILT</b>	2018 (Expansion 2026-27)
<b>CONSTRUCTION</b>	Concrete tilt-up panels
<b>ROOF</b>	White 60 mil. TPO over R-18 insulation
<b>FLOOR</b>	7" Reinforced concrete
<b>SPRINKLERS</b>	ESFR   100% Sprinkler coverage
<b>LIGHTING</b>	LED   ~33-40 fc @ 3' - 6' AFF (warehouse)   ~50 fc @ 3' - 6' AFF (loading dock)
<b>HVAC</b>	Heat & dehumidifying system (warehouse) & Heat, AC, dehumidifying system (office)   ~0.5 ACH (warehouse)
<b>CEILING HEIGHTS</b>	±30' to ±33'
<b>COLUMN SPACING</b>	50' x 50'
<b>EXISTING DOORS</b>	1 (9'x10') Dock doors & 1 (14'x16') Drive-in door
<b>EXPANSION DOORS</b>	6 (9'x10') Dock doors & 2 Knockout panels
<b>ZONING</b>	Industrial

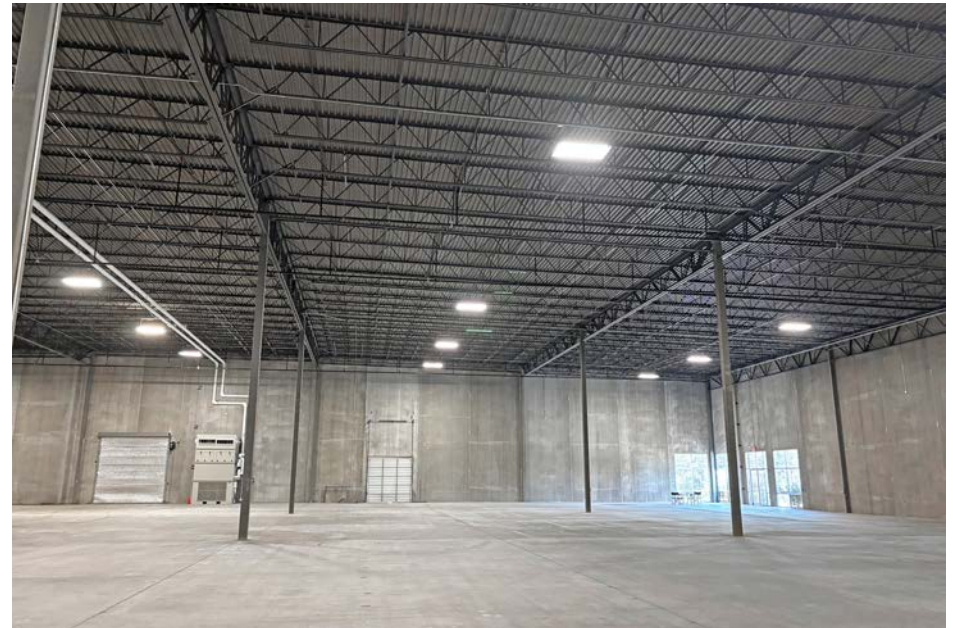
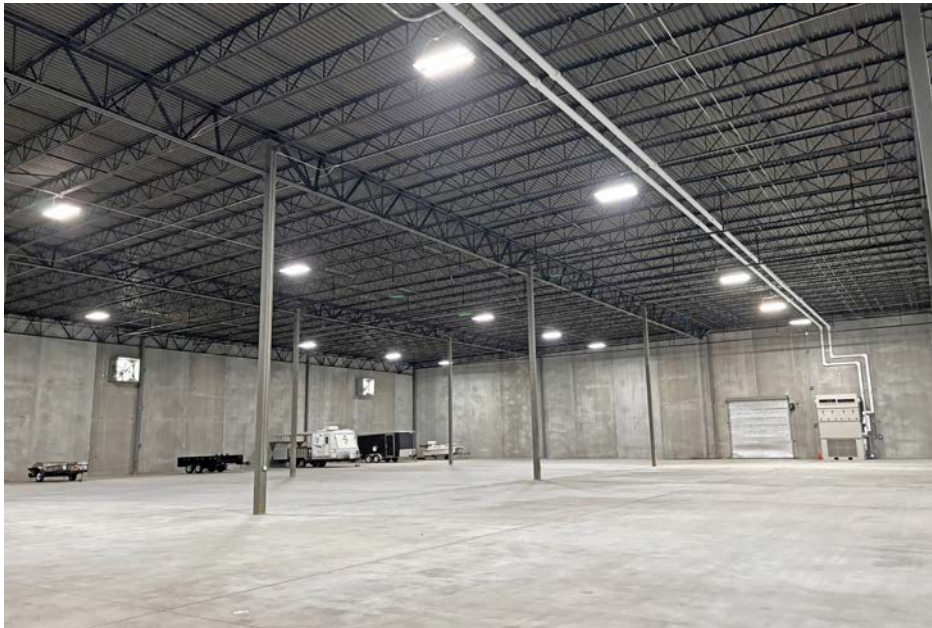
<b>ELECTRIC</b>	800 AMP, 480/277V, 3-Phase (with an additional 1,600 AMP Available) Provider: Tri-County Electric Cooperative
<b>NATURAL GAS</b>	Size of Main: 6" Provider: Dominion Energy
<b>WATER</b>	Size of Main: 12" Provider: Calhoun County
<b>SEWER</b>	Size of Main: 8" Provider: Calhoun County
<b>TELECOM</b>	Fiber, Cable, Voice Provider: Tri-Co Link   AT&T
<b>LEASE RATE</b>	<b>CONTACT BROKERS</b>





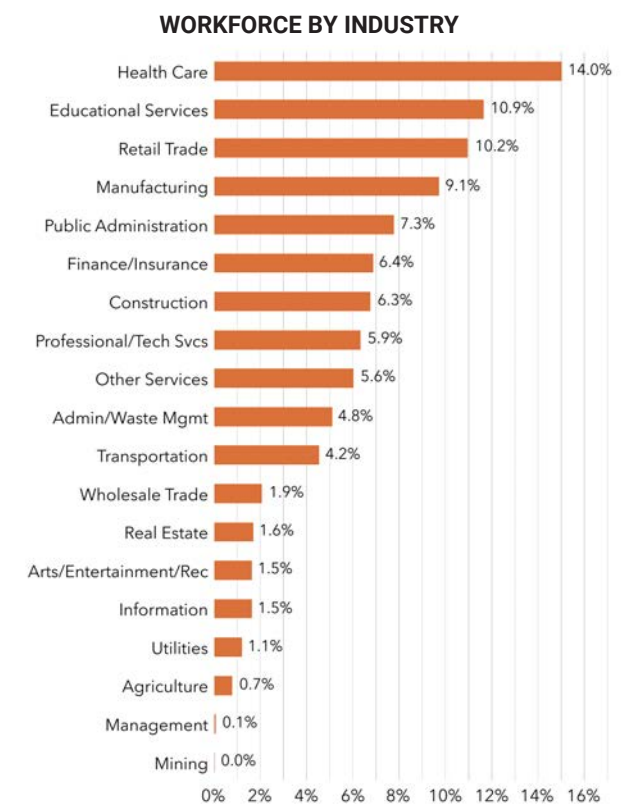
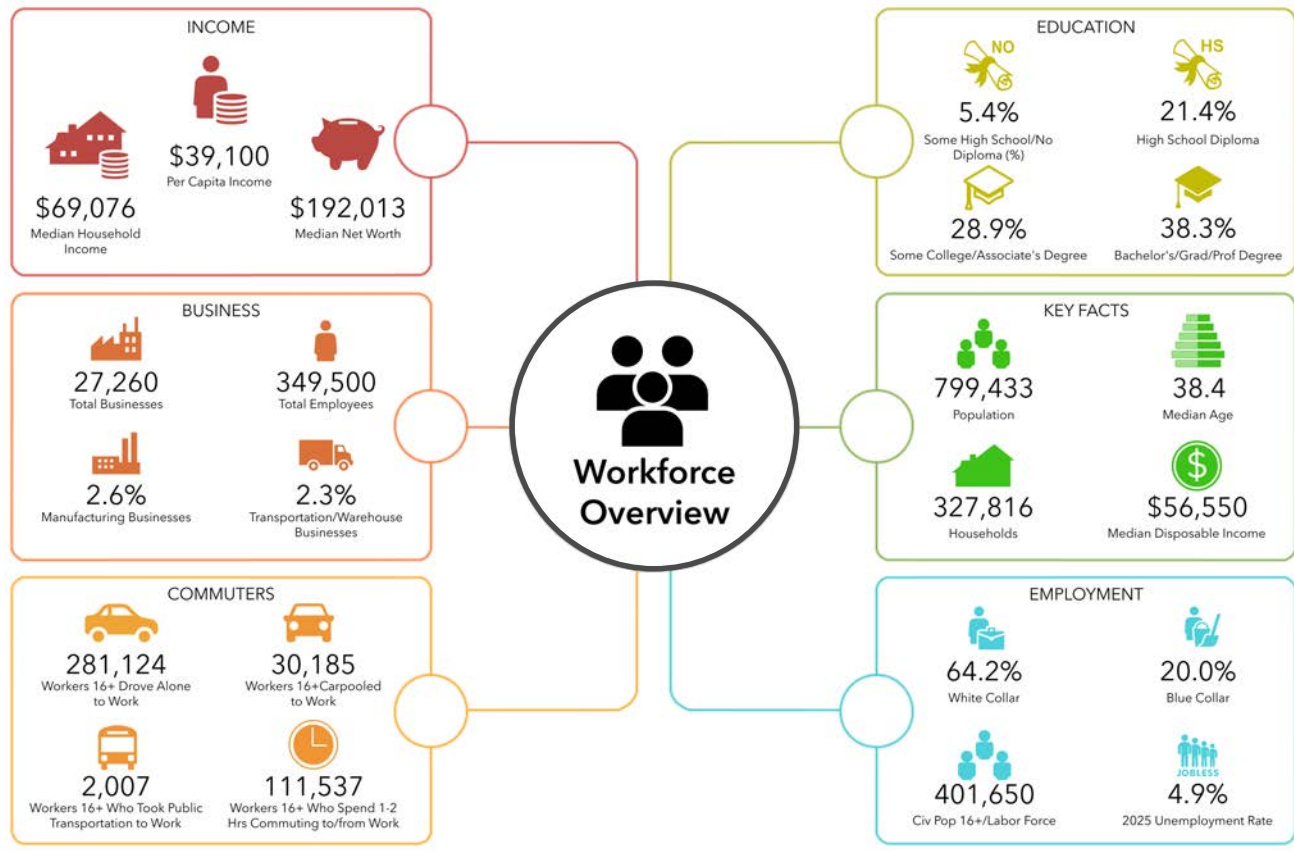












Source: Infographics contain data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

**LARGEST PRIVATE EMPLOYERS**

COMPANY	EMPLOYEES
DAK Americas	±430
Zeus Industrial Products	±365
Devro, Inc.	±300
Starbucks Roasting Plant	±101
Alaglass Pools	±100
Lineage Logistics	±90
The Fitts Company	±79

**REGIONAL INDUSTRIES**

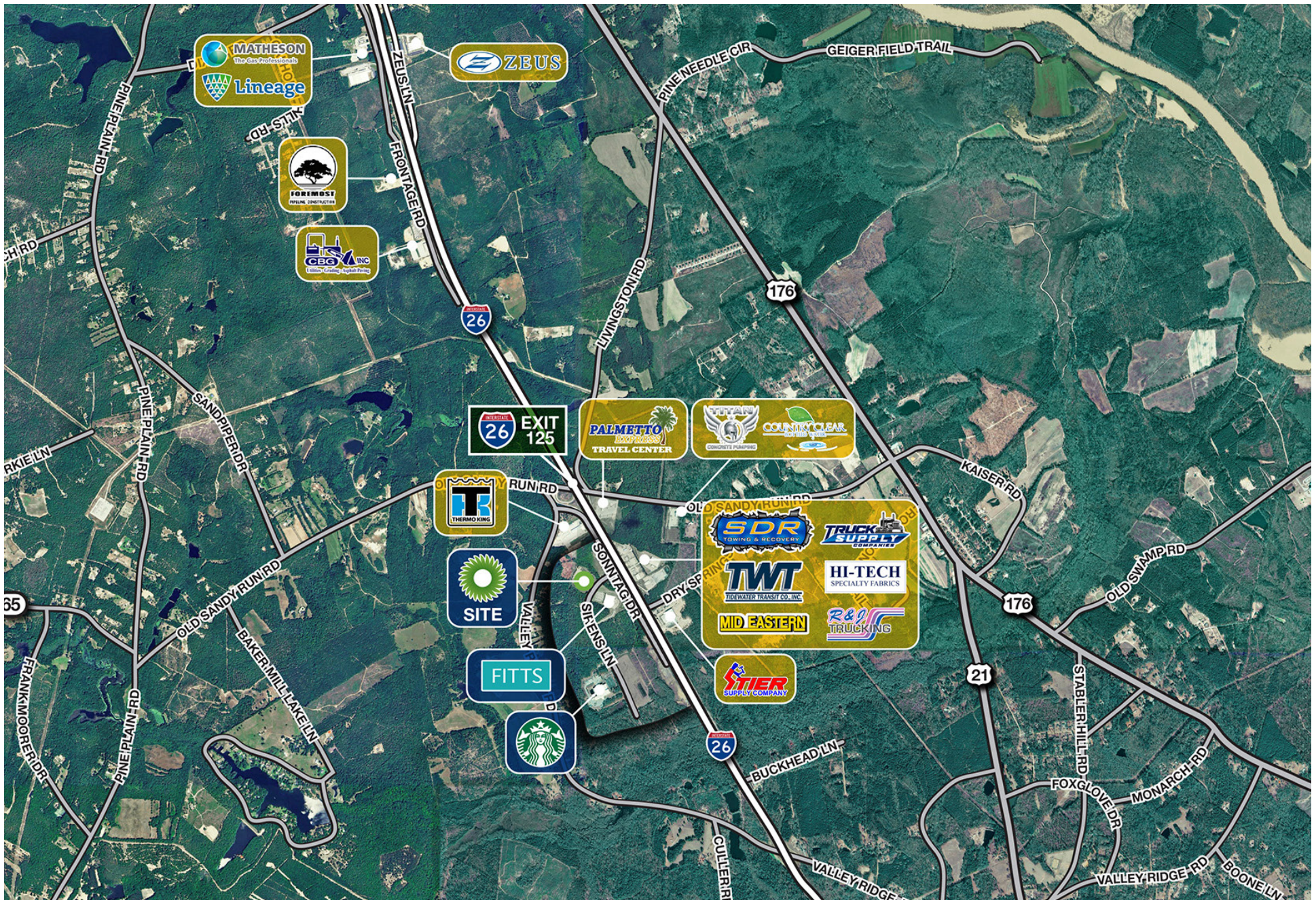
ANCHOR	EMERGING
Machinery	Food & Beverage
Chemicals & Plastics	Automotive
Energy Technologies	Life Sciences & Med. Supplies

**WORKFORCE**

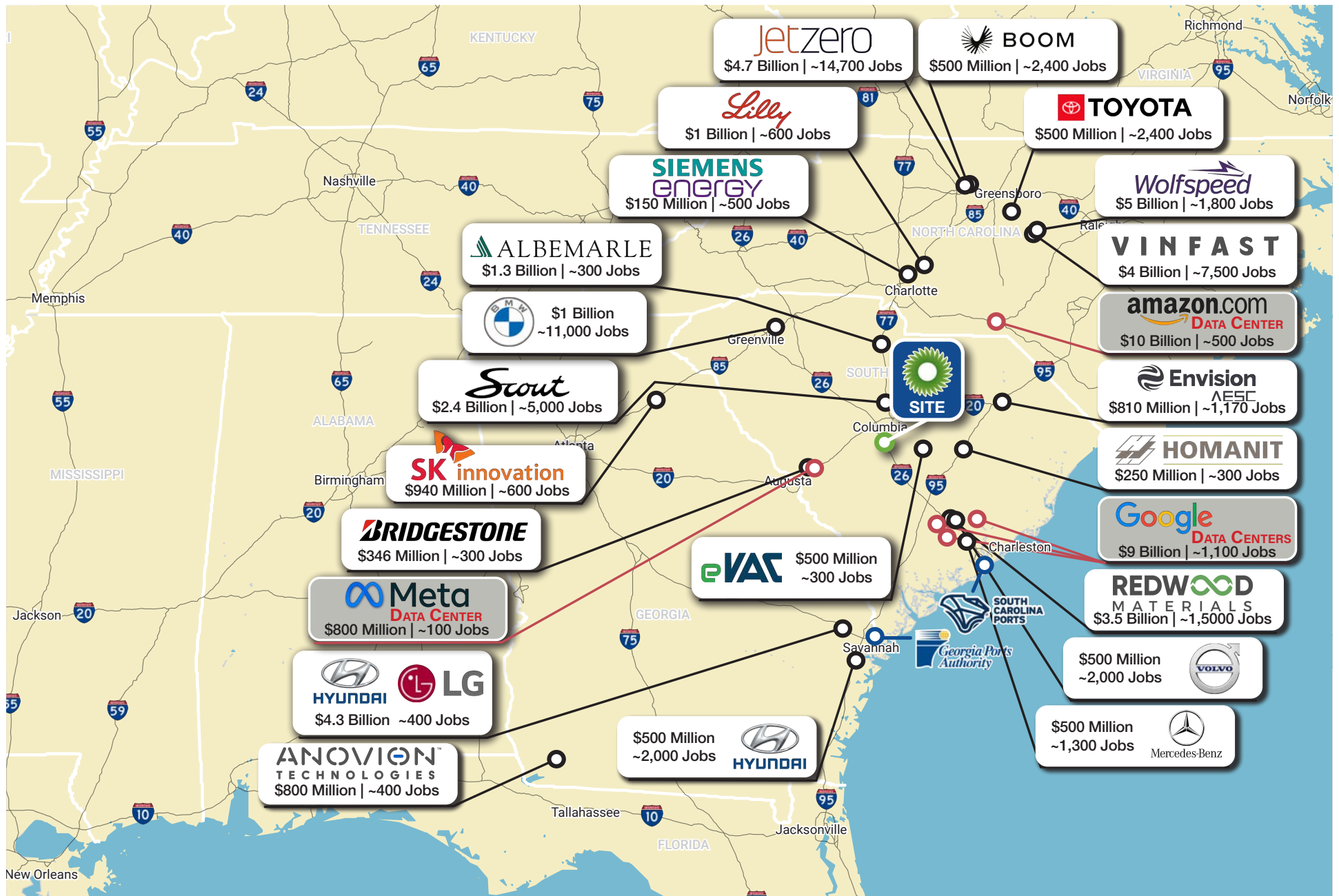
- 110-150 Soldiers** transitioning out of the military monthly
- 2nd Largest** concentration of military veterans in SC based on economic impact study
- 2,125 Headcount** (Spring 2024) at Orangeburg-Calhoun Technical College
- High Job Placement & Retention** - SC retains the most OCTC graduates compared to other SC schools & 93% placement rate from all SC tech schools in a study-related job

Source: CentralSC.org | Central SC Alliance









## EVOLUXON - ADVANCED INDUSTRIAL INFRASTRUCTURE

### About Evoluxon

Evoluxon Capital is a vertically integrated real estate investment, development, and management firm with a **focus on delivering innovative solutions** for the modern economy. By combining broad economic and demographic insights with proprietary acquisition and development execution, Evoluxon **identifies and capitalizes on market inefficiencies to generate compelling risk-adjusted value for stakeholders.**

### Investment Philosophy

Evoluxon invests in essential infrastructure that powers economic growth in America's emerging industrial corridors. This approach seeks to **unlock return potential by deploying capital where structural trends intersect with underserved demand.** Evoluxon builds in areas of future growth, makes critical decisions with conviction within deadlines, and **creates significant value through operational excellence** rather than financial engineering. By aligning these developments with the economic priorities of growing communities, Evoluxon **generates superior risk-adjusted returns while contributing meaningfully to regional prosperity.**

SOURCE: [WWW.EVOLUXON.COM](http://WWW.EVOLUXON.COM)





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