

2500 ST. MATTHEWS ROAD,  
ORANGEBURG, SC

**±326,536 SF**

**FOR LEASE**

**INDUSTRIAL  
BUILDING**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:**

**\$3.75**  
PSF NNN

**AVAILABLE FEB 1, 2025**

**VIEW LISTING**

[southeastindustrialproperties.com](https://southeastindustrialproperties.com)

### PROPERTY HIGHLIGHTS

- Building area:
  - ±326,536 SF TOTAL
  - ±5,606 SF office space
- Construction:
  - Walls | Painted concrete masonry units and metal siding
  - Floors | 6" concrete slab
  - Roof | Gabled roofs with standing-seam metal roof panels
- Year built: 1986 | renovated 1998
- Site: ±34.36 acres
- Column spacing: 38' x 40'
- 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.

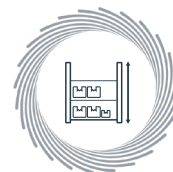
## DISTANCE

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



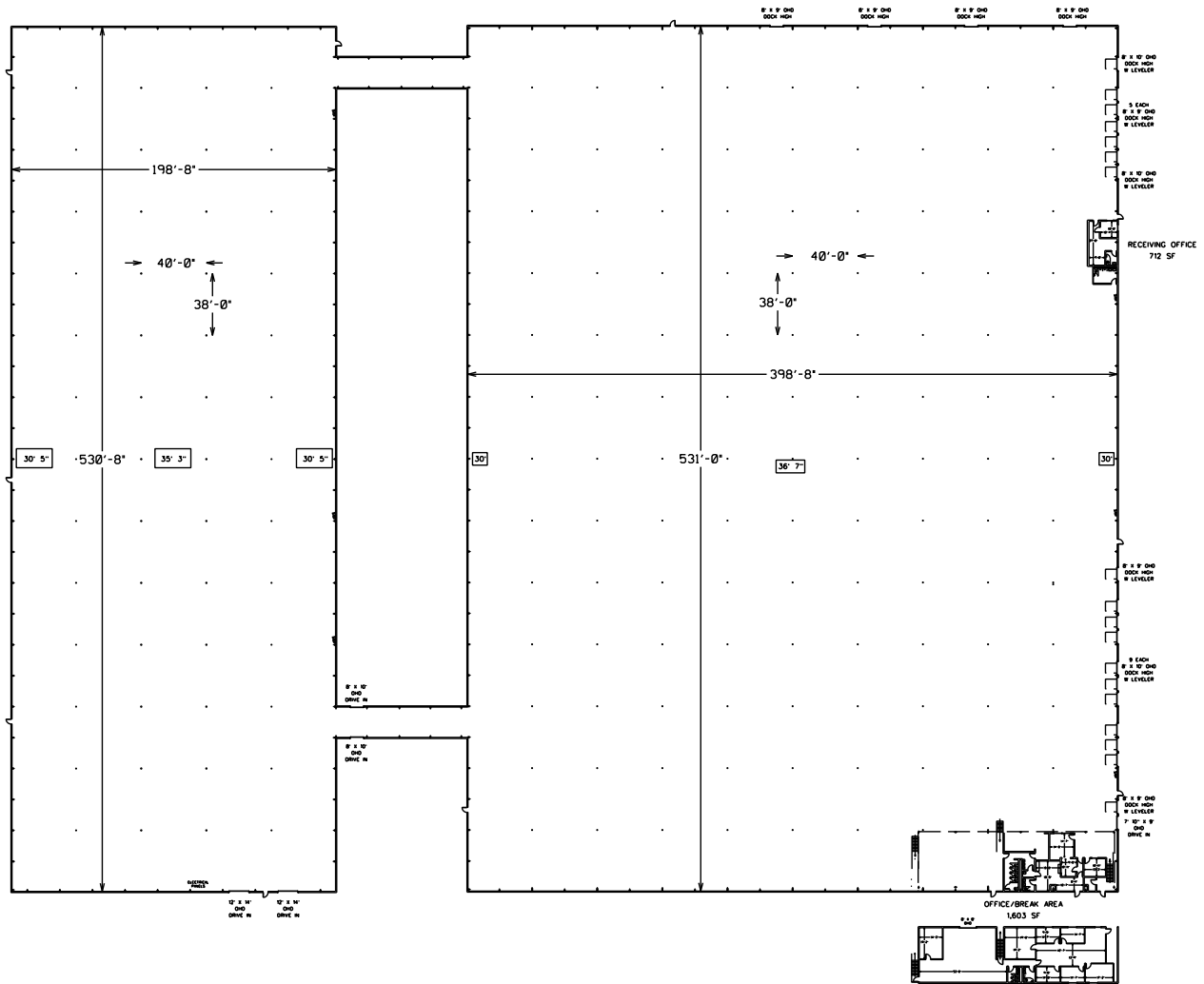
**HVAC**  
Office 100%  
heated &  
cooled |  
warehouse  
100% heated



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