

2850 MAGNOLIA ST

ORANGEBURG, SC 29115

10MW OF POWER AVAILABLE IMMEDIATELY.
POTENTIAL TO BE INCREASED AS NEEDED

Building 3: 50,000 SF



HAGOOD MORRISON SIOR, MBA, CRE
+1 843 270 5219
hagood.morrison@bridge-commercial.com

HAGOOD S. MORRISON SIOR
+1 843 830 9108
hs.morrison@bridge-commercial.com

JOHN BEAM SIOR
+1 843 810 6868
john.beam@bridge-commercial.com

WILL HARKER
+1 843 607 2562
will.harker@bridge-commercial.com



POWER SUBSTATION

10 MW of Heavy Power currently serve Building 3. The power substation that serves the site is located directly across Magnolia Street as shown below. Orangeburg DPU has the ability to increase the available power capacity as needed to meet tenants power requirements.

±3 Acres -
Outdoor Storage Land

Leased

50,000 SF Available

Leased

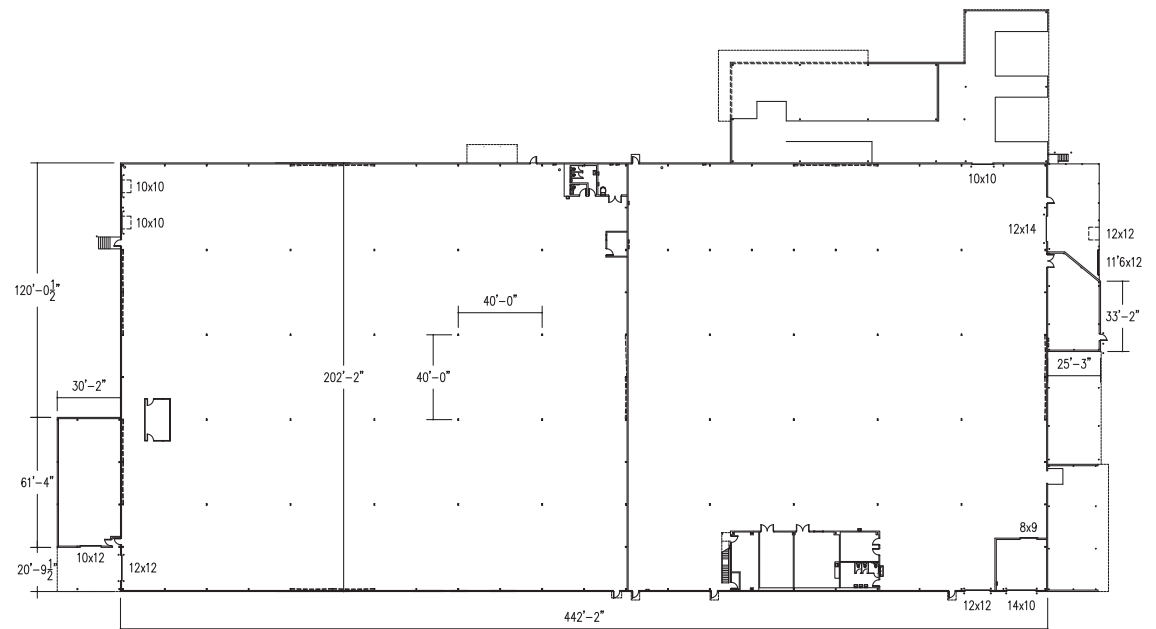
Bldg 3 Specs + Plans

2850 Magnolia Street

BUILDING SIZE:	100,000 SF
DIVISIBILITY:	50,000 SF
AVAILABLE:	50,000 SF
TMS:	0174-16-01-034
COUNTY:	Orangeburg County
CLEAR HEIGHT:	22'
DOCK HEIGHT DOORS:	6 positions expandable to 8
DRIVE- IN DOORS:	4
BUILDING DIMENSIONS:	440' x 200'
EMPLOYEE PARKING	285
TRAILER PARKING:	Trailer Parking can be added
FLOOR THICKNESS:	6" Reinforced Concrete
AVAILABLE POWER:	10 MW Heavy Power
ELECTRIC PROVIDER:	Orangeburg Department of Public Utilities
SPRINKLER:	Wet
INTERIOR BAY SPACING:	40' x 40'
TRUCK COURT DEPTH:	120'
LIGHTING:	LED Lighting
MAIN OFFICE:	1,600 SF
CONSTRUCTION:	Metal
ROOF:	Rubber Membrane TPO



Key ■ Drive-In Door ■ Dock Door





2850 MAGNOLIA ST

EXIT 145

EXIT 169

ORANGEBURG AIRPORT
4.5 miles

ORANGEBURG

ST GEORGE AIRPORT
36.9 miles

SUMMERVILLE

CHARLESTON INT. AIRPORT
70.3 miles

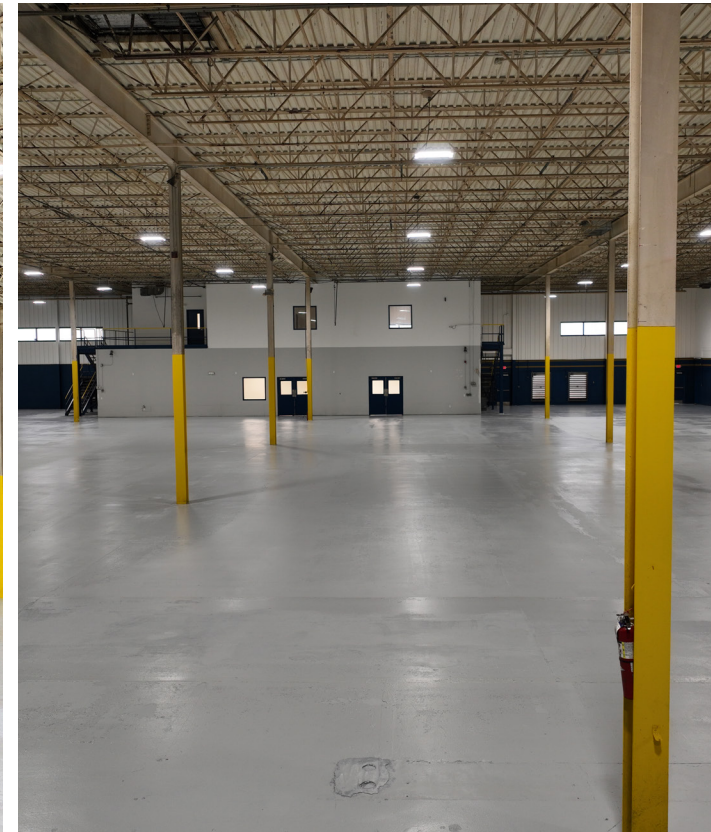
DRIVE TIME ANALYSIS -

TO I-26:	5 Minutes	2.8 Miles
TO I-95:	20 Minutes	22.0 Miles
TO I-77:	35 Minutes	33.0 Miles

Location Map

2850 MAGNOLIA STREET

Exterior + Interior Photos



Orangeburg Employer Map



FOR LEASE

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