

PINE HILL BUSINESS PARK

FIRST PHASE: TWO CLASS A 90,000 SF INDUSTRIAL BUILDINGS



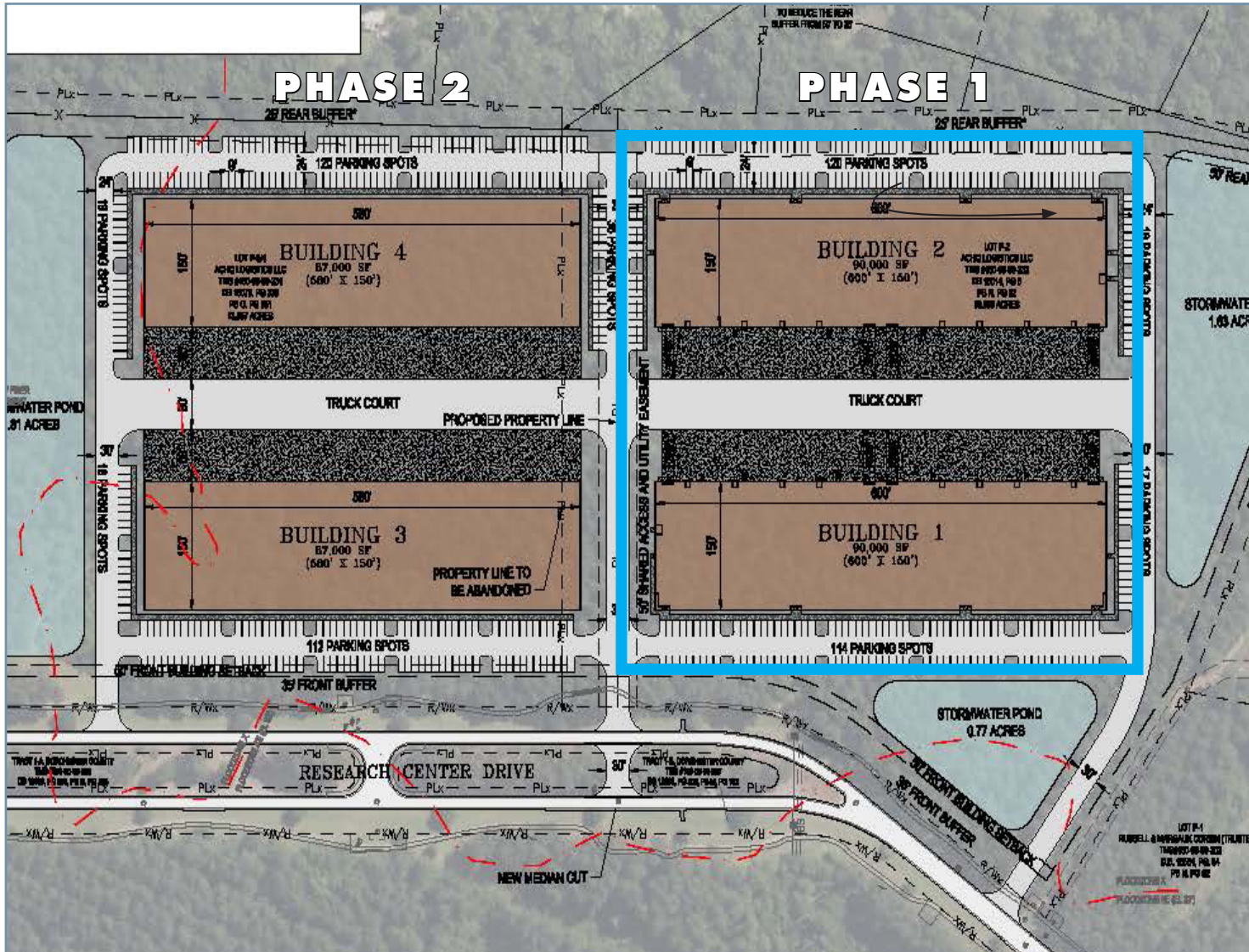
DIVISIBLE TO 15,000 SF

AVAILABLE FOR LEASE

RESEARCH CENTER DRIVE, SOUTH CAROLINA 29472

BRIDGE-COMMERCIAL.COM

OVERVIEW



Specs

ADDRESS: RESEARCH CENTER DRIVE

CITY: RIDGEVILLE, SC

ACRES: 30.20 ACRES

BLDG AREA:

BUILDING 1 ±90,000 SF

BUILDING 2 ±90,000 SF

DIMENSIONS: 150' DEEP X 600' LONG

CLEAR HEIGHT: 28'

COLUMN SPACING: 50' X 50'

SPEC OFFICE: 2,000 SF

AUTO PARKING: 288 PARKING SPACES PHASE 1

ELECTRICAL:

2,500 KVA 480/277V TOTAL PER BUILDING.

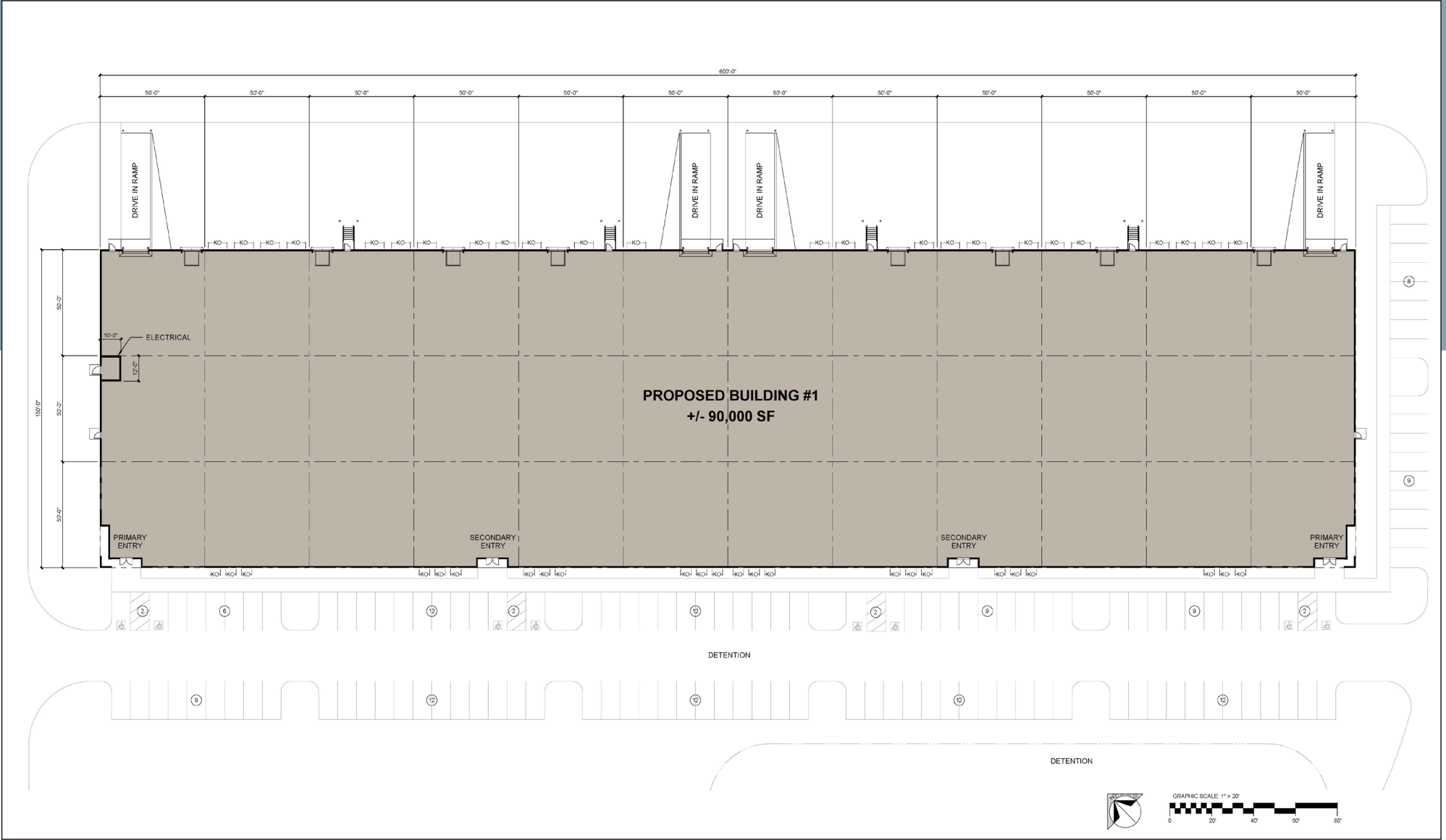
400A - 480/277V EACH TENANT SUITE

DOCK DOORS: TEN 9' X 10' DOORS PER BUILDING

DRIVE-IN DOORS: FOUR (4) PER BUILDING

REPRESENTATIVE FLOOR PLAN

BUILDING 1 & 2



MAP OVERVIEW



DISTANCE TO:

| | |
|------------------------|------------|
| GOOGLE | 0.2 MILES |
| PALMETTO COMMERCE PARK | 9.5 MILES |
| I-26 (Exit 199) | 11.4 MILES |
| SCSPA RIDGEVILLE | 15.2 MILES |
| CHS AIRPORT | 19.1 MILES |
| CAMP HALL | 20.8 MILES |

CAMP HALL

SCSPA RIDGEVILLE

EXIT 199



PINE HILL BUSINESS PARK



SUMMERS
CORNER.

PALMETTO
COMMERCE PARK

CHARLESTON
INTERNATIONAL AIRPORT

SOUTH
CAROLINA
PORTS

AMENITY PHOTOS



PINE HILL BUSINESS PARK



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