

39 PLAZA DRIVE

Lugoff, South Carolina 29078

FOR LEASE
±14,400 SF TO ±73,980 SF
INDUSTRIAL SPACE ON ±18.36 AC



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PROPERTY OVERVIEW

SITE SIZE	±18.36 Acres
FRONT BUILDING	±14,400 SF
BACK BUILDING	±59,580 SF
KERSHAW COUNTY TM	296-00-00-060
CLEAR HEIGHT	Varies
DRIVE-IN DOORS	16

DOCKS	(1) Dock Door & (1) Dock Platform
SIGNAGE	Pylon at corner and front entrance
SECURITY	Fully fenced/secured site
STORAGE/ PARKING	Ample concrete area for outdoor storage, vehicle parking, trailer parking, etc.

CONTACT BROKER FOR LEASE RATE

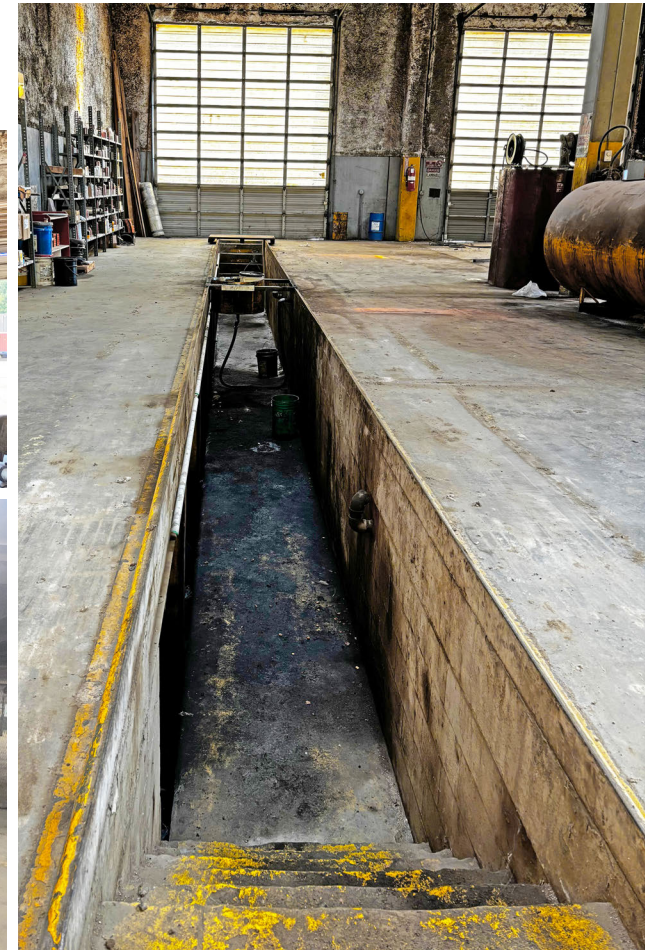
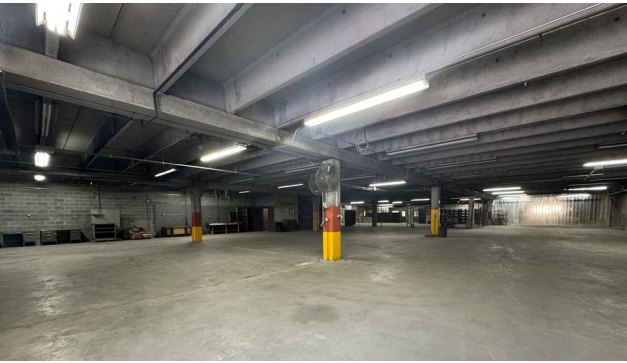
ELECTRIC PROVIDER	Fairfield Electric Cooperative
GAS PROVIDER	Dominion Energy
WATER PROVIDER	Lugoff-Elgin Water Authority
SEWER PROVIDER	Kershaw County
TELECOM PROVIDER	Tru Vista



PROPERTY OVERVIEW | Exterior

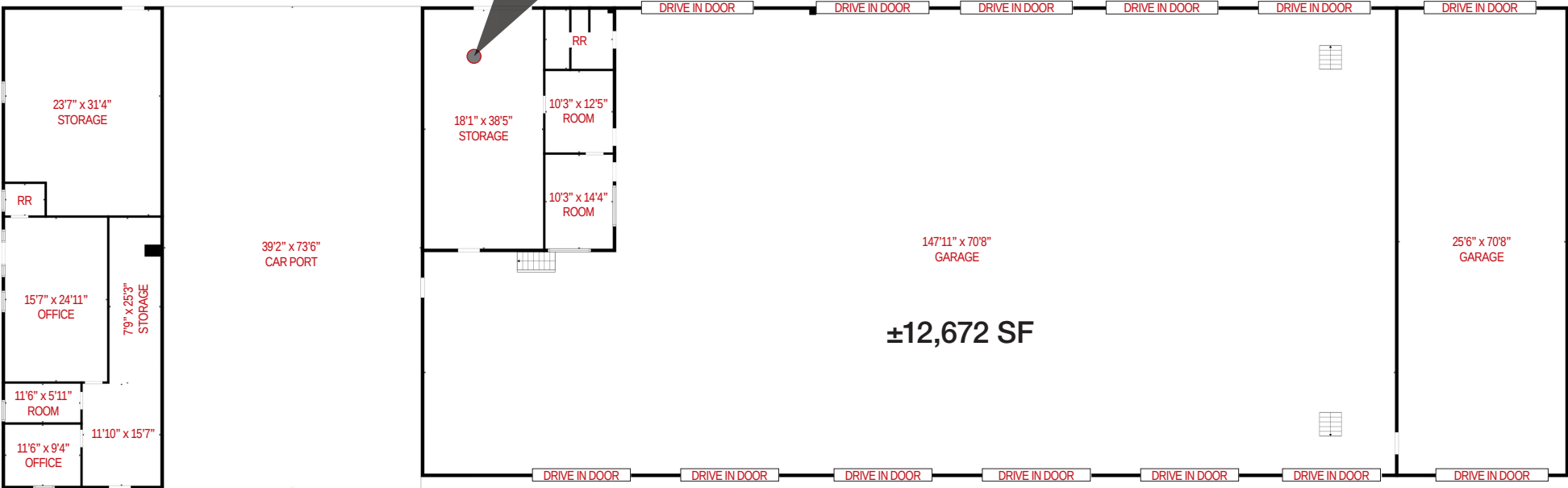
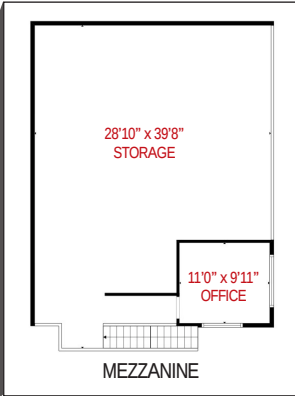


PROPERTY OVERVIEW | Interior



FLOOR PLAN | Front Building

BUILDING SIZE	±14,400 SF
OFFICE SF	1,728 SF (24'X72')
DRIVE-IN DOORS	13 (15'6" x 13'6")
CLEAR HEIGHT	21'4"
ADDITIONAL FEATURES	(1) Vehicle servicing pit 225 kVA Transformer Covered vehicle bay • ±2,800 SF • Could be enclosed



FIRST FLOOR

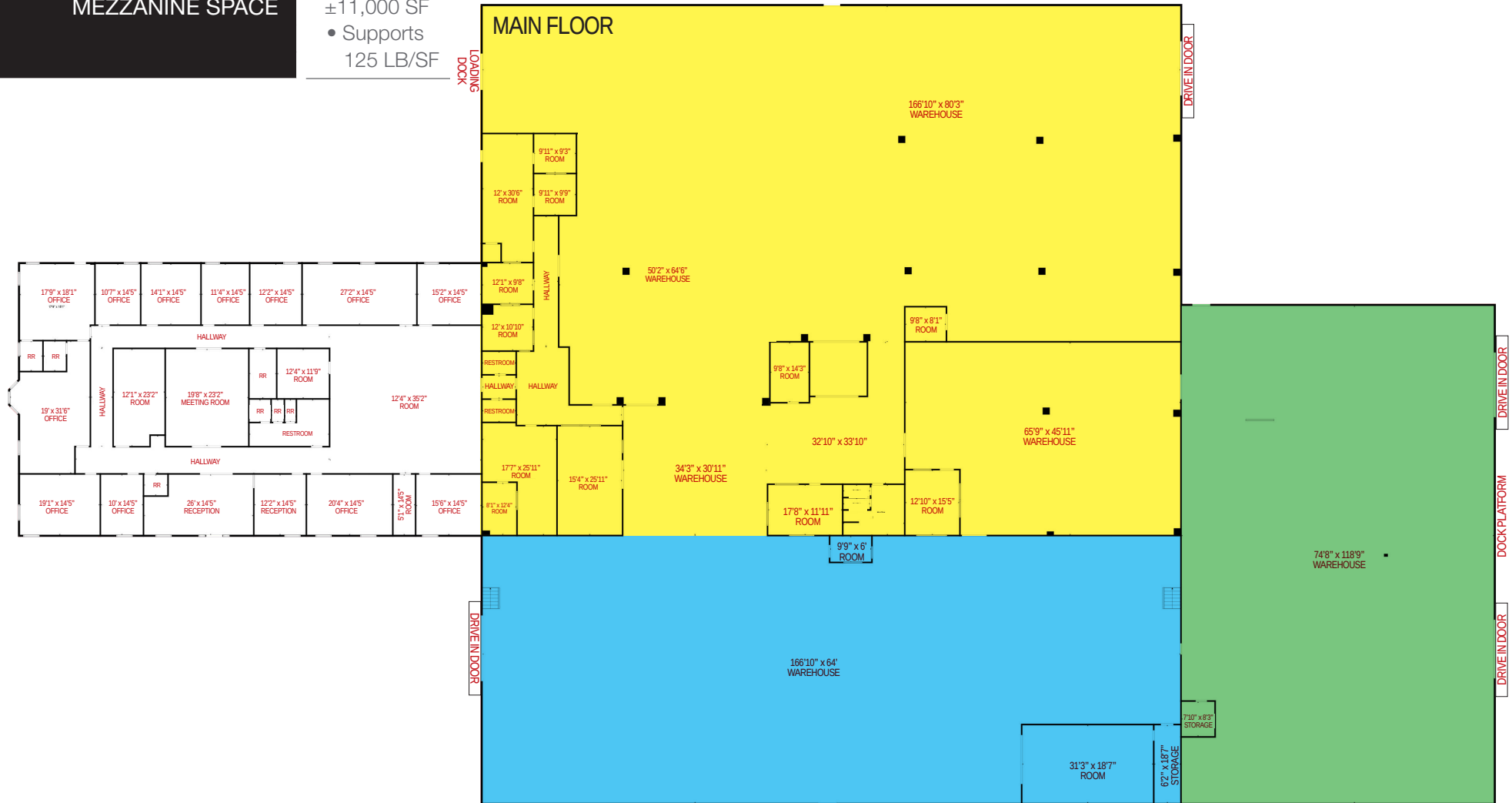
All square footages are approximate and should be independently verified. Floor plan is provided for illustrative purposes only.

FLOOR PLAN | Back Building (Main Floor)

MAIN FLOOR & MEZZANINE	±59,580 SF
MAIN FLOOR SIZE	±48,580 SF
WAREHOUSE SPACE	±41,300 SF
OFFICE SPACE	±7,280 SF
MEZZANINE SPACE	±11,000 SF
	• Supports 125 LB/SF

DRIVE-IN DOORS	3 (15'6" x 13'6")
LOADING DOCKS	(1) Dock door & (1) Separate dock platform
ADDITIONAL FEATURES	(2) 300 kVA Transformers
	(1) Freight elevator w/10,000 lb. capacity

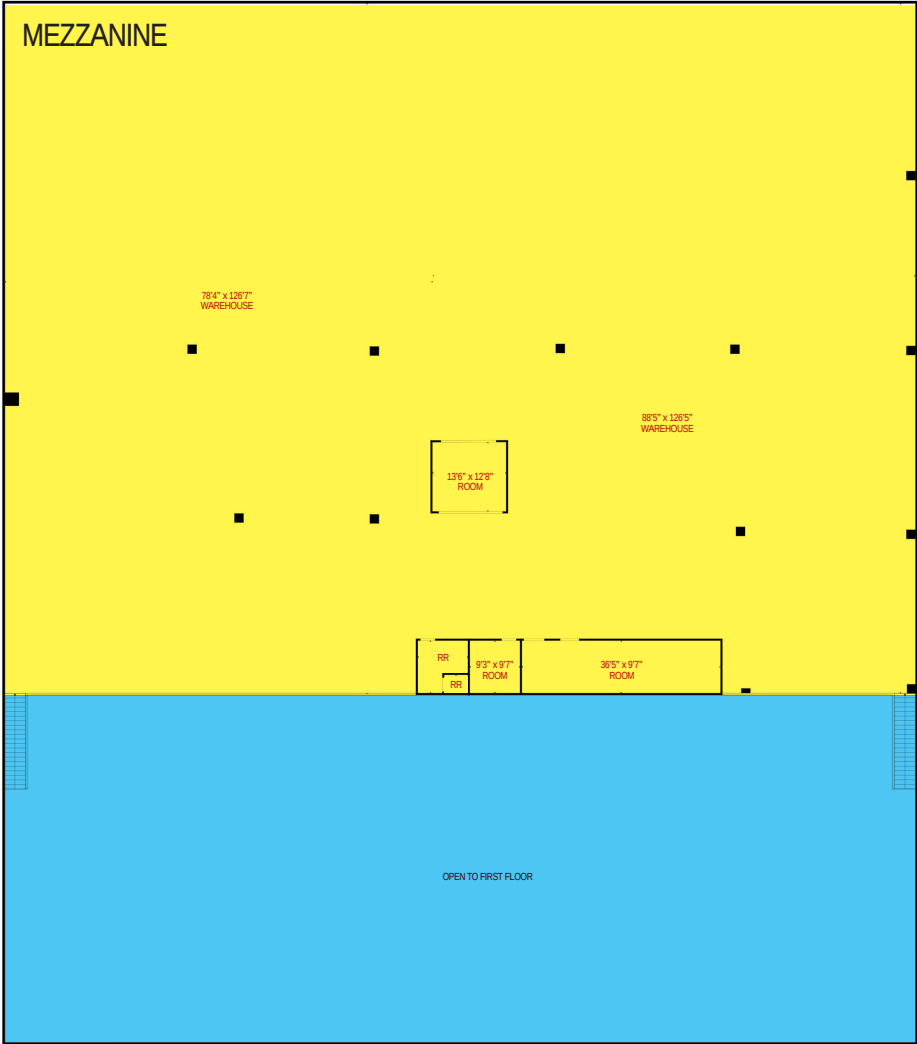
CLEAR HEIGHT	10'8"
CLEAR HEIGHT	22'
CLEAR HEIGHT	18'6" TO 23'6"



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FLOOR PLAN | Back Building (Mezzanine)

MEZZANINE FEATURES	±11,000 SF	CLEAR HEIGHT	8' - 10'
	Supports 125 LB/SF	CLEAR HEIGHT	22'
	Freight elevator w/10,000 lb. capacity		



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LOCATION | Map

