

144 OLD ELLOREE ROAD

ORANGEBURG, SC 29115



*Image is a graphic representation of the building after repainting.

INDUSTRIAL BUILDING **FOR SALE OR LEASE**

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

BROOKS COURTNEY SIOR
+1 859 327 8749
brooks.courtney@bridge-commercial.com

GRAHAM MEISEL
+1 301 580 8099
graham.meisel@bridge-commercial.com

PROPERTY SPECS



ADDRESS:	144 Old Ellmore Road
CITY:	Orangeburg, SC
ZONING:	Business Industrial - BI
BUILDING SF:	±150,000 SF
DRIVE IN DOORS:	Five (5)
DOCK DOORS:	Five (5)
SPRINKLER TYPE:	Wet

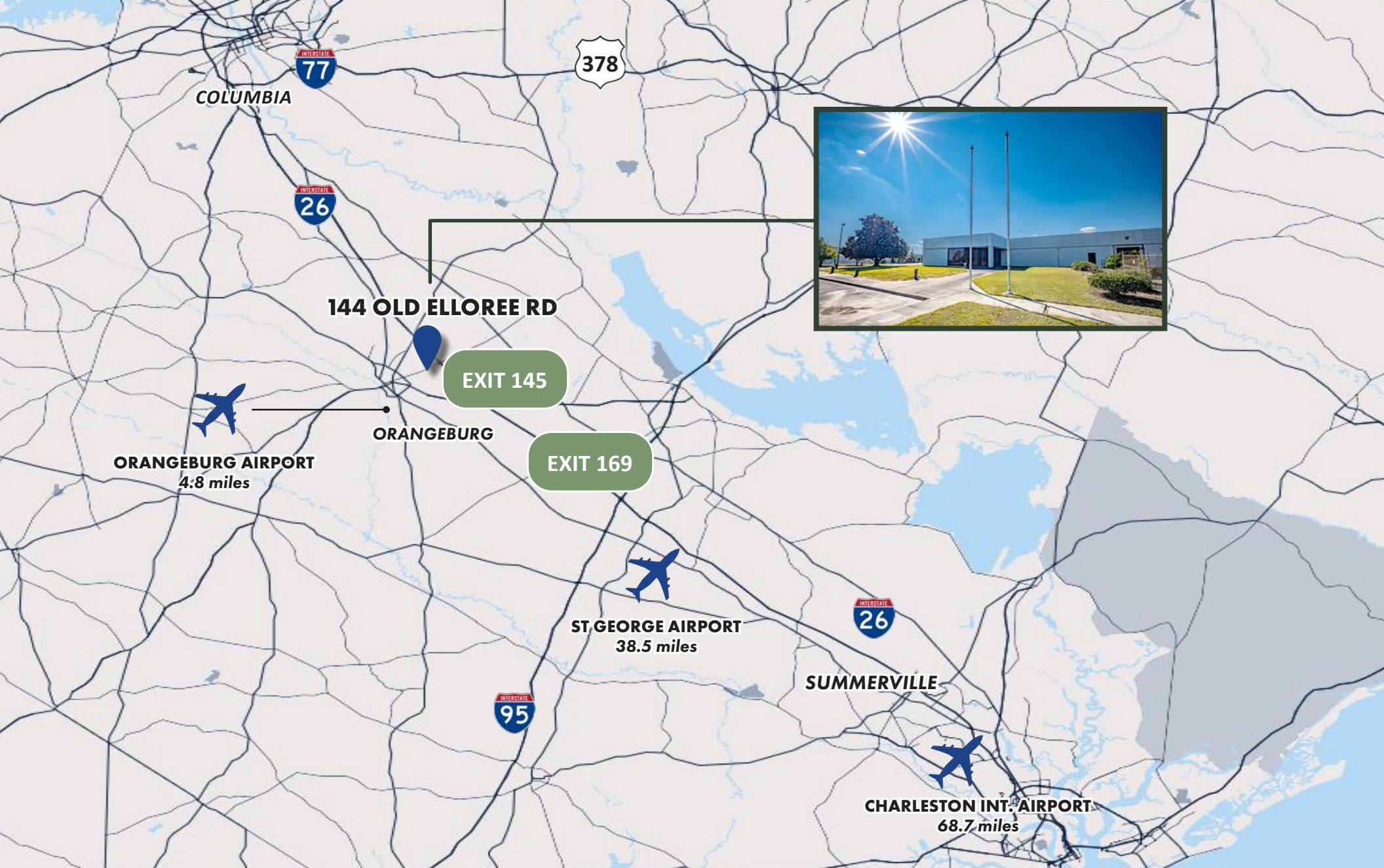
ACREAGE:	12 Acres
OFFICE SPACE:	±8,500 - 10,000 SF Office/Showroom
PARKING:	155 Spaces (paved) + Laydown Yard
SLAB THICKNESS:	TBD
POWER SPECS:	480v three phase power served by two 3,000 amp services (this is per the PCA)
COLUMN SPACING:	32' X 40'
CLEAR HEIGHT:	16'
NATURAL GAS:	Yes

SITE OVERVIEW

144 OLD ELLOREE RD, ORANGEBURG, SC 29115



- New roof currently being installed, backed by a warranty
- Significant recent capital improvements, including new docks, upgraded fire alarm system, LED lighting, and renovated bathrooms



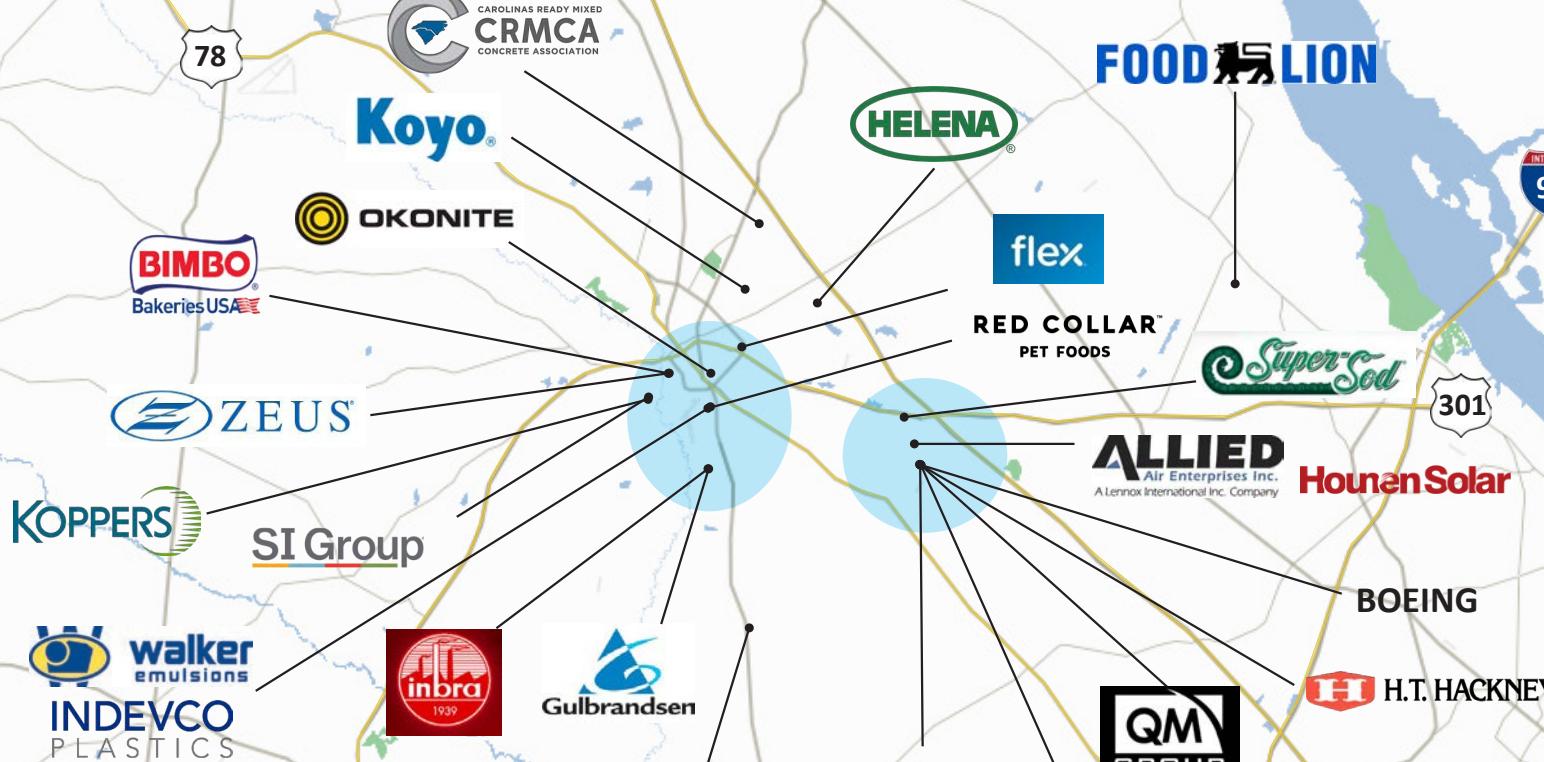
LOCATION

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DRIVE TIME ANALYSIS -

TO I-26:	3 minutes
TO I-95:	20 minutes
TO I-77:	32 minutes

ORANGEBURG EMPLOYER MAP



CHARLESTON
SAVANNAH
FLORENCE

INDUSTRIAL BUILDING AND LAND

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144
OLD ELLOREE



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