



# 144 OLD ELLOREE ROAD

## ORANGEBURG, SC 29115



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

## INDUSTRIAL BUILDING **FOR SALE OR LEASE**

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# PROPERTY SPECS



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

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



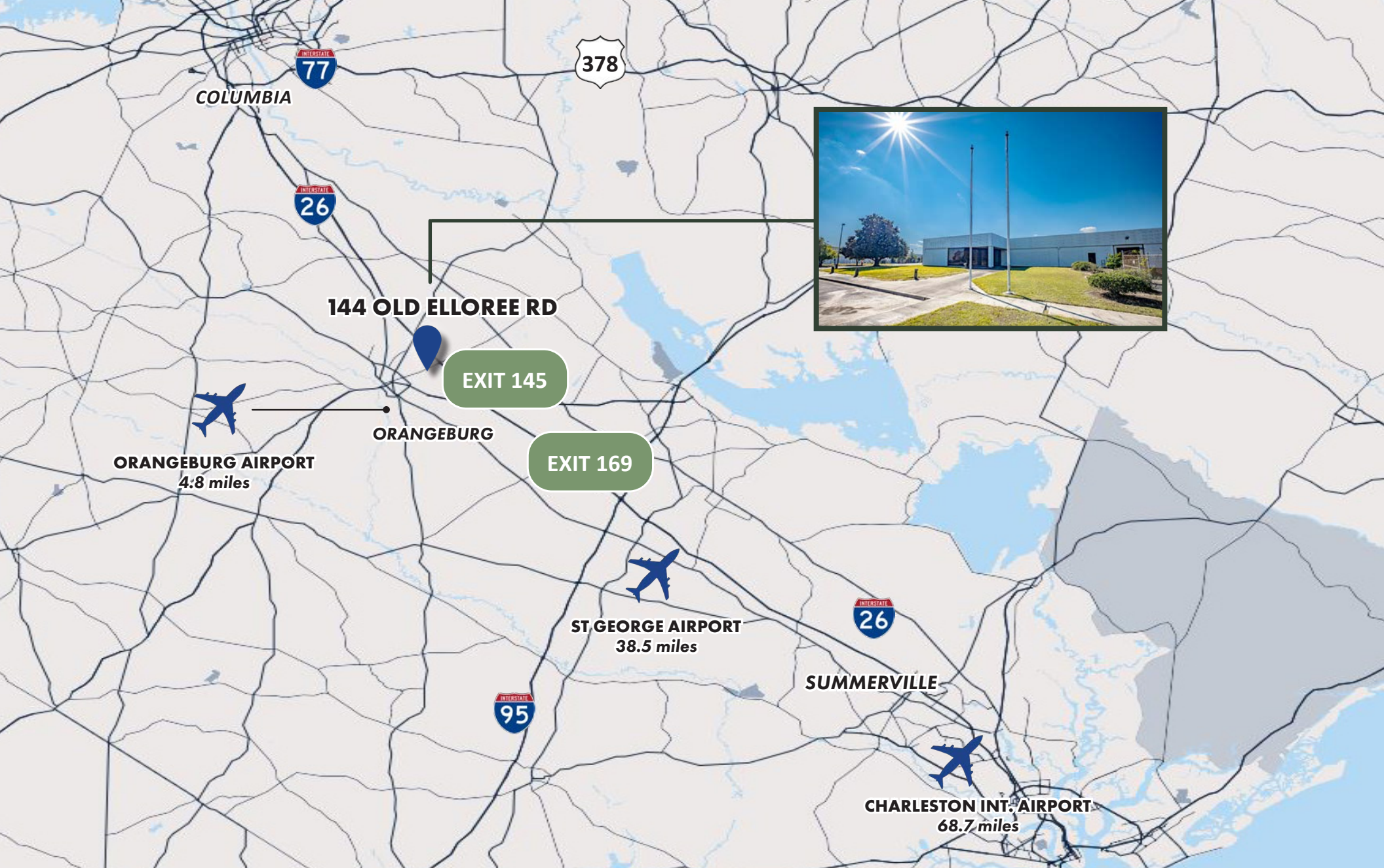
# SITE OVERVIEW

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

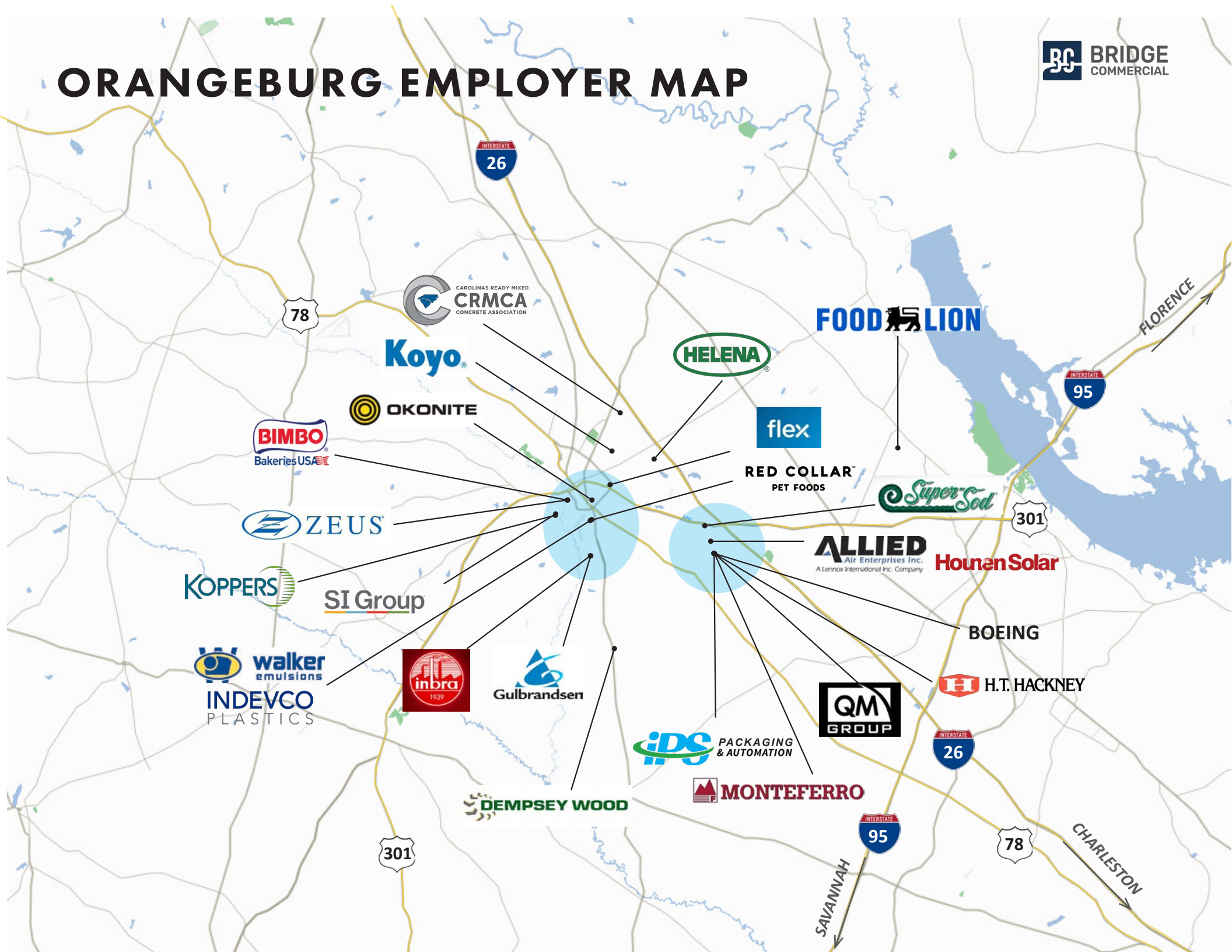
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## DRIVE TIME ANALYSIS -

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



# ORANGEBURG EMPLOYER MAP





**INDUSTRIAL BUILDING AND LAND**

**FOR SALE OR LEASE**

**144  
OLD ELLOREE**



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