

NEW WAREHOUSE SPACE FOR LEASE IN LEXINGTON



INTERSTATE VISIBILITY
±6,000 SF & ±11,000 SF AVAILABLE

481 INDUSTRIAL DRIVE
LEXINGTON, SC 29072

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\$12.00 PSF NNN

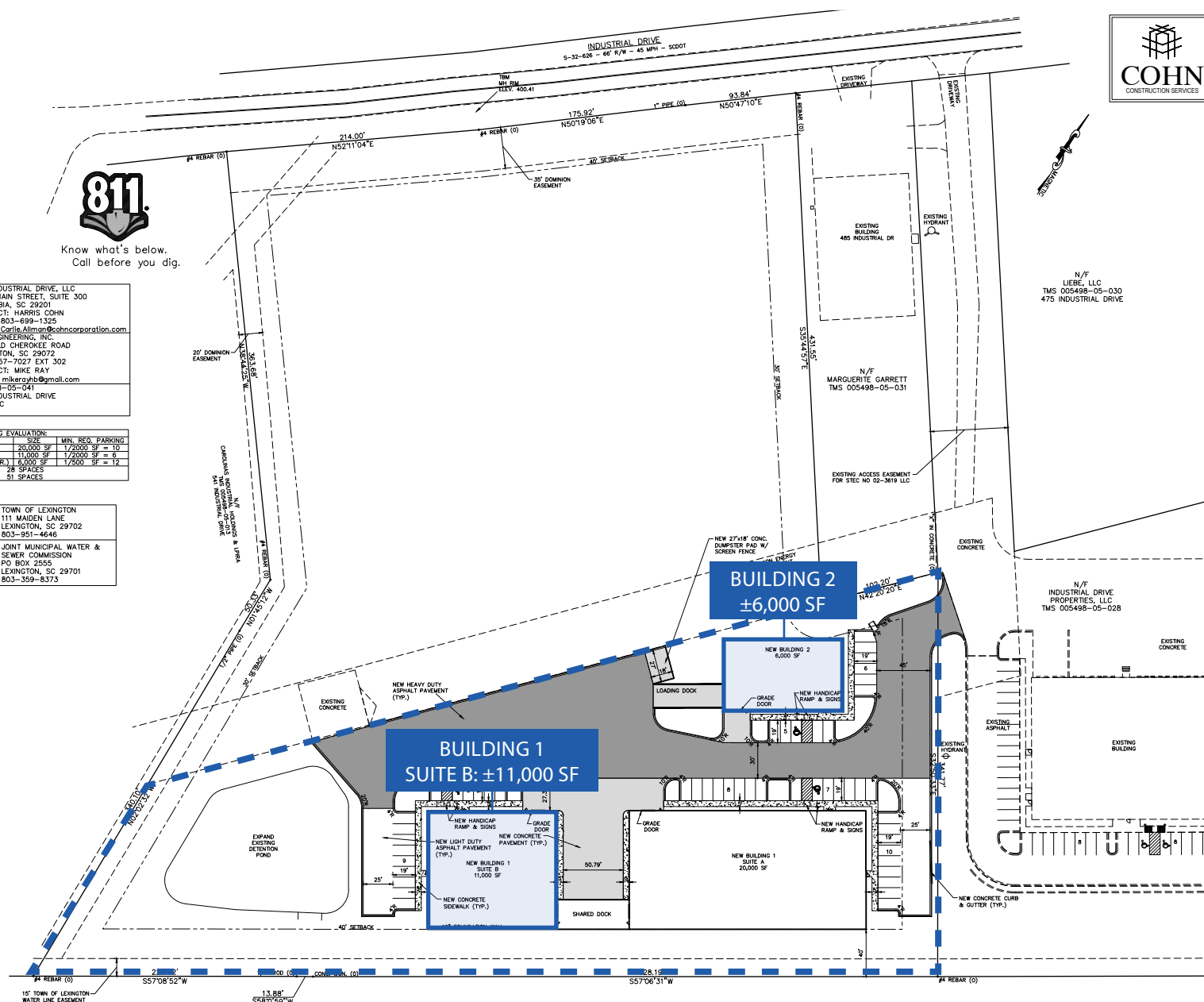


Know what's below.
Call before you dig.

OWNER:	481 INDUSTRIAL DRIVE, LLC 1556 MAIN STREET, SUITE 300 COLUMBIA, SC 29201 CONTACT: HARRIS COHN PH: 803-699-1325 EMAIL: Corrie.Allmon@cohnconstruction.com
ENGINEER:	HB ENGINEERING, INC. 720 OLD CHEROKEE ROAD LEXINGTON, SC 29072 803-957-7027 EXT 302 CONTACT: MIKE RAY EMAIL: mikero@hb@gmail.com
TMS:	005498-05-041
SITE ADDRESS:	481 INDUSTRIAL DRIVE
TOTAL AREA:	9.30 AC
DISTURBED AREA:	4.6 AC

PARKING EVALUATION:			
USE	SIZE	MIN. REQ. PARKING	
BLDG 1A WAREHOUSE (EX)	20,000 SF	1/2000 SF = 10	
BLDG 1B WAREHOUSE (EX)	11,000 SF	1/2000 SF = 6	
BLDG 2 WAREHOUSE (INTER)	6,000 SF	1/500 SF = 12	
TOTAL PARKING REQUIRED:	28 SPACES		
TOTAL PARKING PROVIDED:	51 SPACES		

WATER PROVIDER:	TOWN OF LEXINGTON 111 MAIDEN LANE LEXINGTON, SC 29702 803-951-4646
SEWER PROVIDER:	JOINT MUNICIPAL WATER & SEWER COMMISSION PO BOX 2555 LEXINGTON, SC 29701 803-359-8373



BUILDING 1 - SUITE B: ±11,000 SF
BUILDING 2: ±6,000 SF
HIGHLY DESIRABLE INDUSTRIAL MARKET

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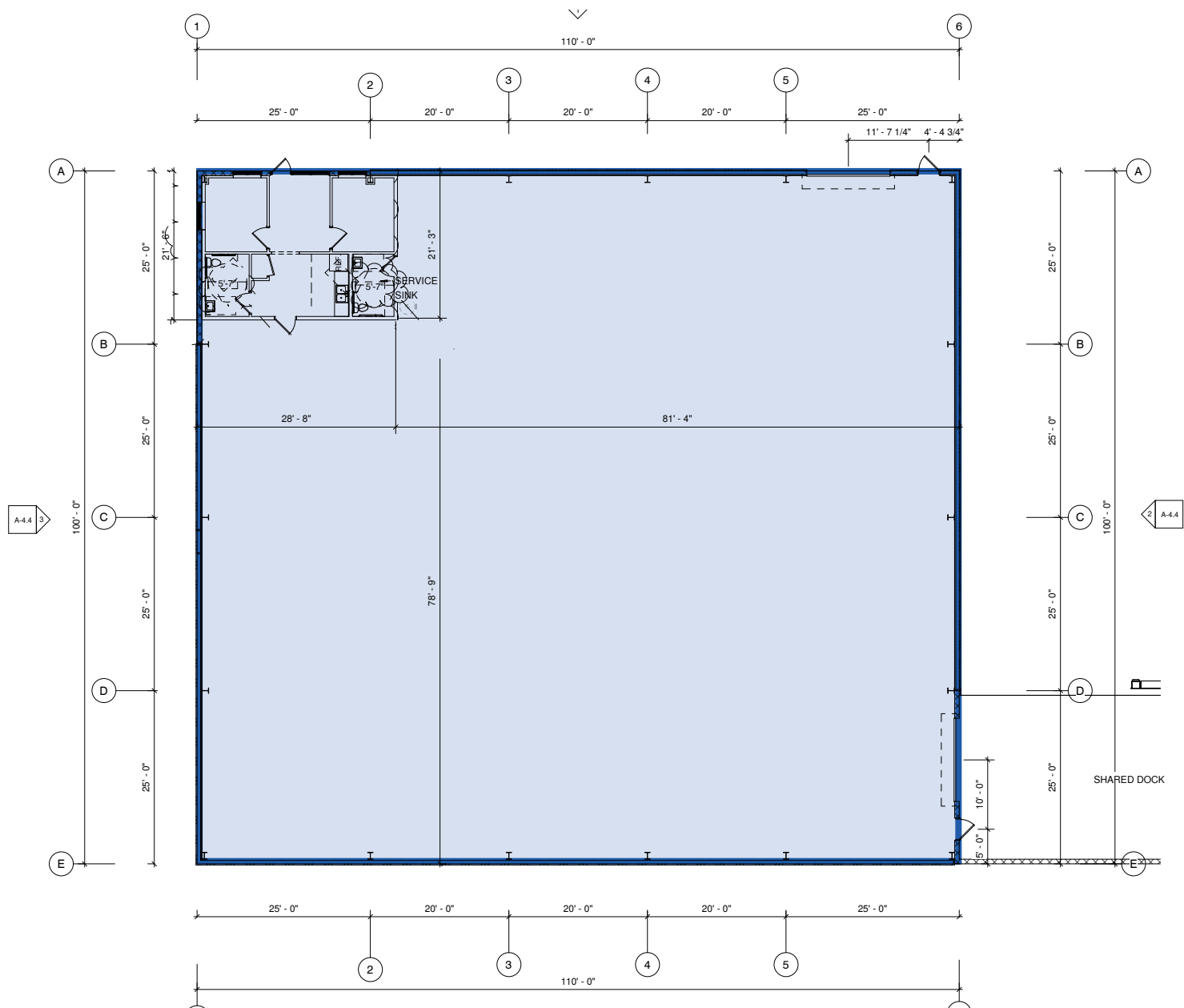
SITE PLAN
481 INDUSTRIAL



BUILDING 1 - SUITE B: ±11,000 SF
NOW LEASING
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SITE AERIAL
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BUILDING 1 - SUITE B: ±11,000 SF
NOW LEASING
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FLOOR PLAN
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CONCEPTUAL RENDERINGS
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CONSTRUCTION PROGRESS
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CONTACT FOR MORE INFO

NICK STOMSKI, SIOR 803.567.1447 / nstomski@trinity-partners.com

JAKE NIDIFFER, SIOR 803.567.1324 / jnidiffer@trinity-partners.com

RYAN CAUSEY 803.567.1089 / rcausey@trinity-partners.com



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