

\$5.25 SF/YR (NNN)**For Lease****201 Regional Parkway
Orangeburg, SC**

- ±60,000 SF Industrial Building (Single Tenant)
- ±52,758 SF Warehouse, ±3,690 Office, and ±3,552 SF Covered Truck Bay
- Built in 2000
- Ceiling Height 22' to 30'
- (1)Drive-in Door
- (5)Dock High Doors
- Dry Sprinkler System
- Fenced Laydown Yard
- All Utilities Available
- ±0.8 Acres of Parking/Laydown Yard
- Zoning - BI

Carolina Regional Park - Bldg D

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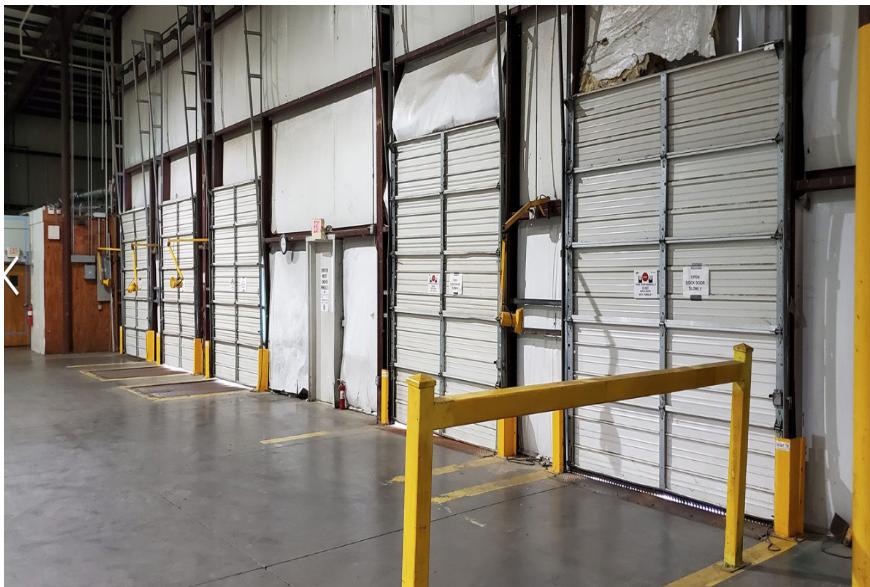
Hunter Garrett, CCIM, SIOR
864-505-6813
hgarrett@naief.com

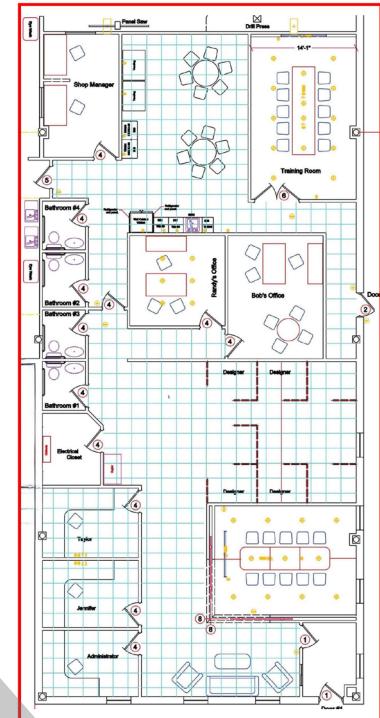
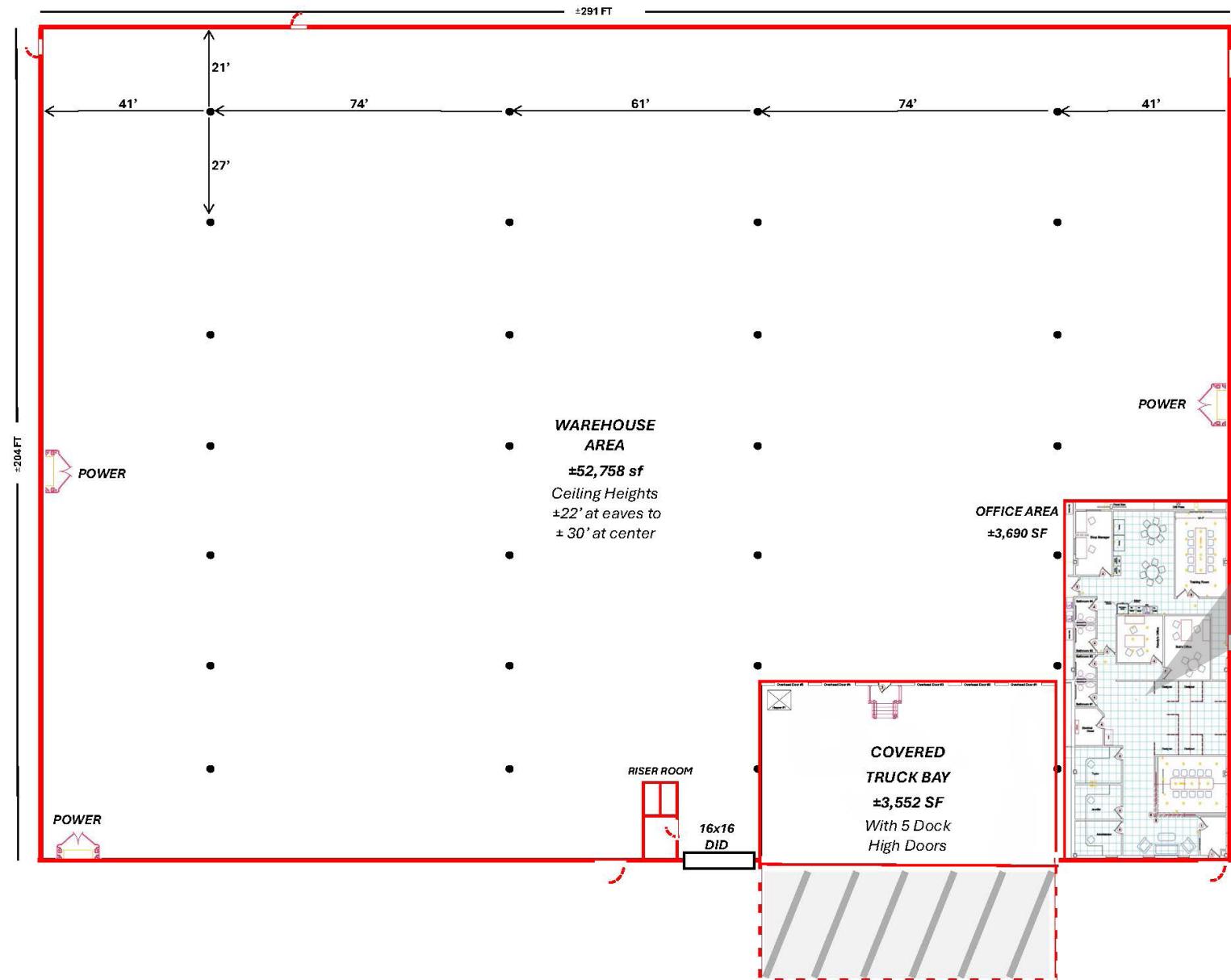
John Staunton, SIOR
864-905-1112
johnstaunton@naiefurman.com

Josh Kenyon
704-964-2181
jkenyon@naief.com

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**OFFICE
DETAIL
±3,690 SF**

Not to scale, for illustration purposes only

For Lease

201 Regional Parkway
Orangeburg, SC

Located between the state's capital, Columbia, and the state's largest port city, Charleston, companies in Orangeburg County have a decisive logistical advantage. Interstate access via I-95 and I-26 keeps products moving while the nearby top-ranked Port of Charleston connects Orangeburg to the world. A robust technical college fostering young talent and a labor force of nearly half a million within 60-minutes ensures success for global brands like Husqvarna and GKN Aerospace. With Volvo's vehicle manufacturing facility less than 20 miles away and thousands of skilled craftspeople within its borders, suppliers are already taking notice, while an abundance of development ready industrial land proves Orangeburg County is ready to welcome new business.



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