



MacKenzie
Investment Group

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FOR LEASE // PROPOSED ±1,297,100 SF AVAILABLE
LANCASTER HWY/I-77, RICHBURG, SC



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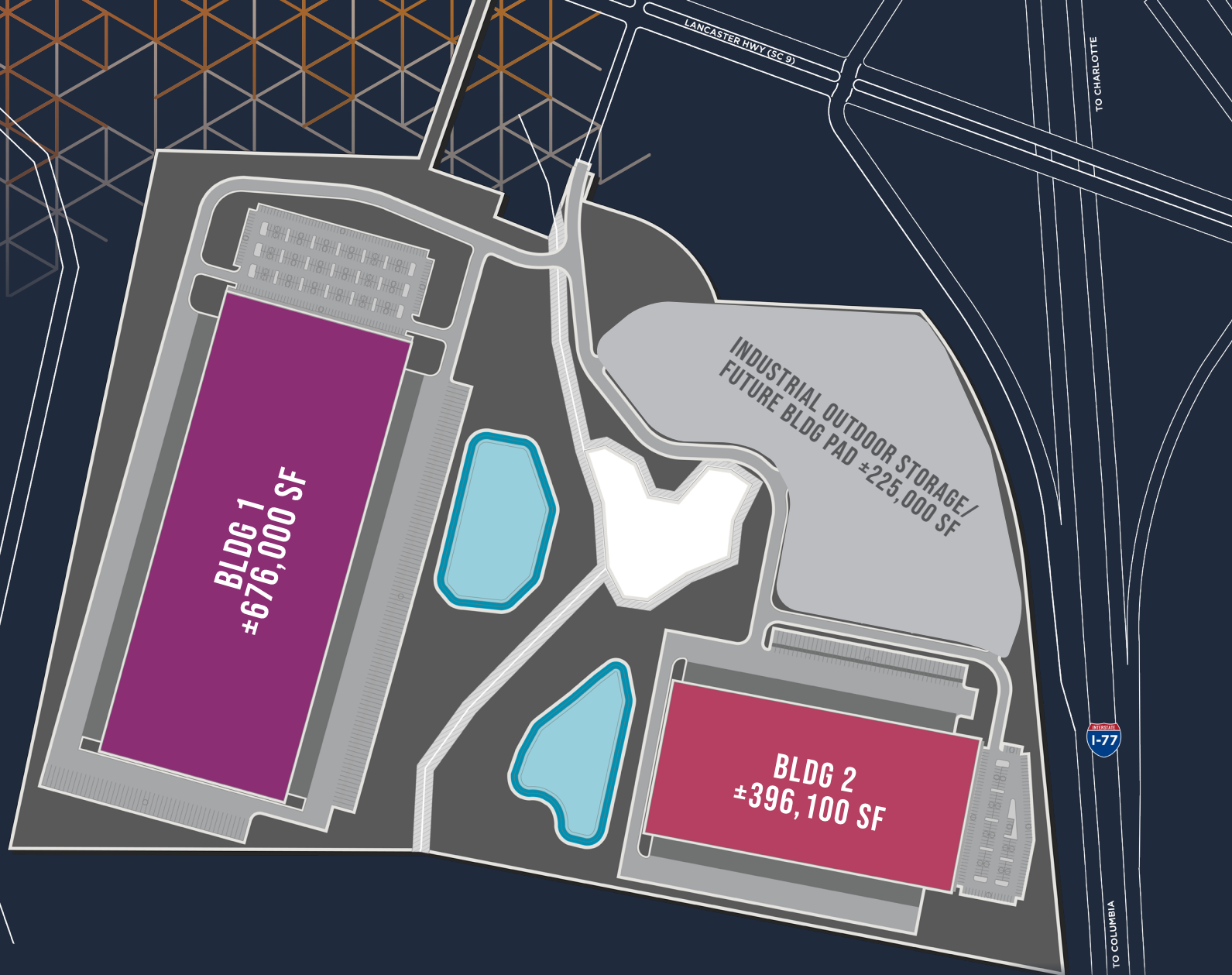


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PARK SF: ±1,297,100

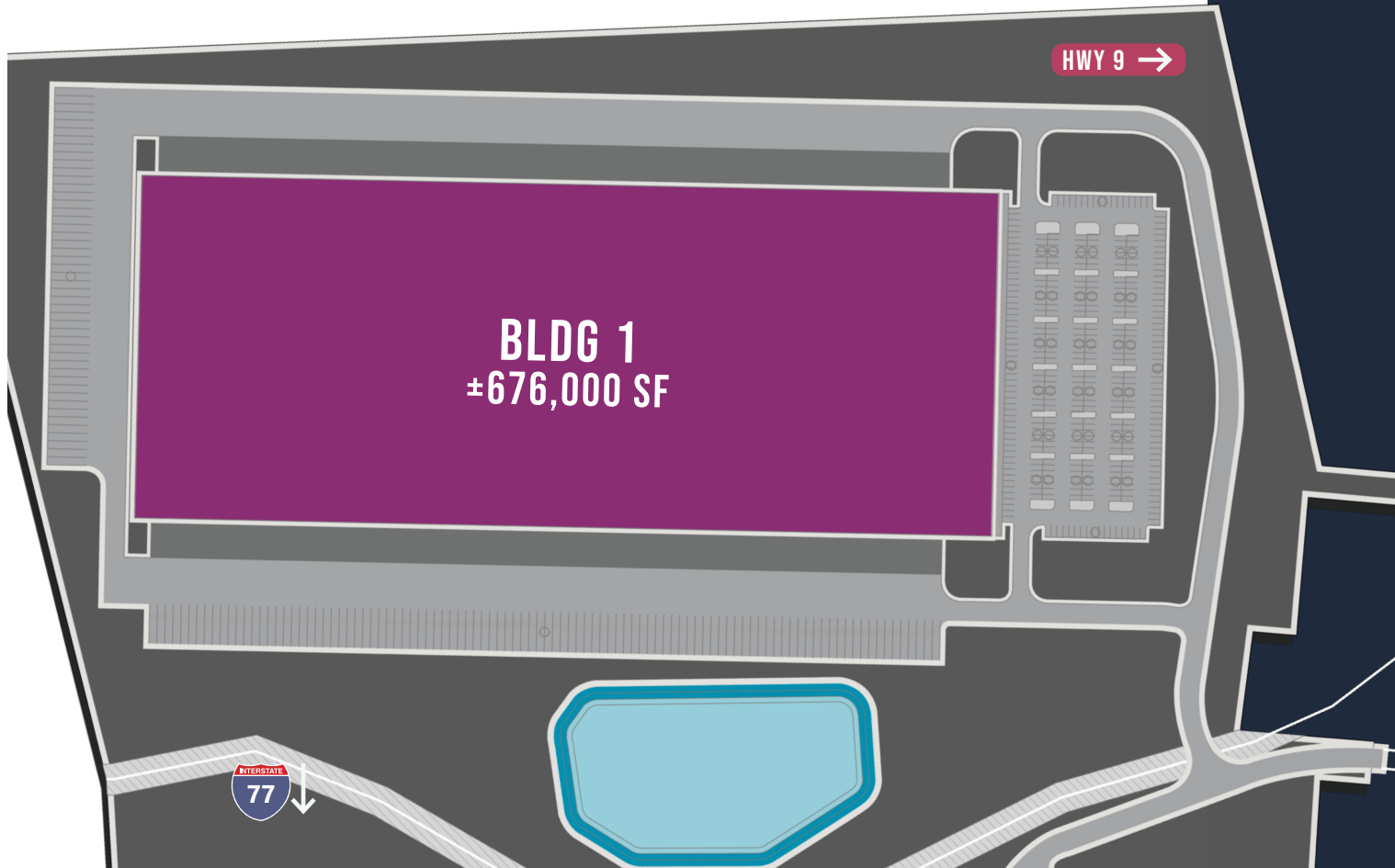
BLDG 1: ±676,000 SF - CROSS-DOCK

BLDG 2: ±396,100 SF - CROSS DOCK

ACCESS: I-77 & HWY 9 (Lancaster HWY)

PHASE II: Industrial Outdoor Storage
or Future Building pad for
±225,000 SF

| C 4 : B L D G 1 |



BLDG SF: ±676,000 SF

DOCK DOORS: Up to 150

BLDG DIMENSIONS: 1300' x 524' Cross Dock

TRAILER PARKING: 150 (expandable to 250)

BAY SIZES: 50' x 58' with a 60' speed bay

CAR PARKING: 400 (expandable to 800)

CLEAR HEIGHT: 36'-40'

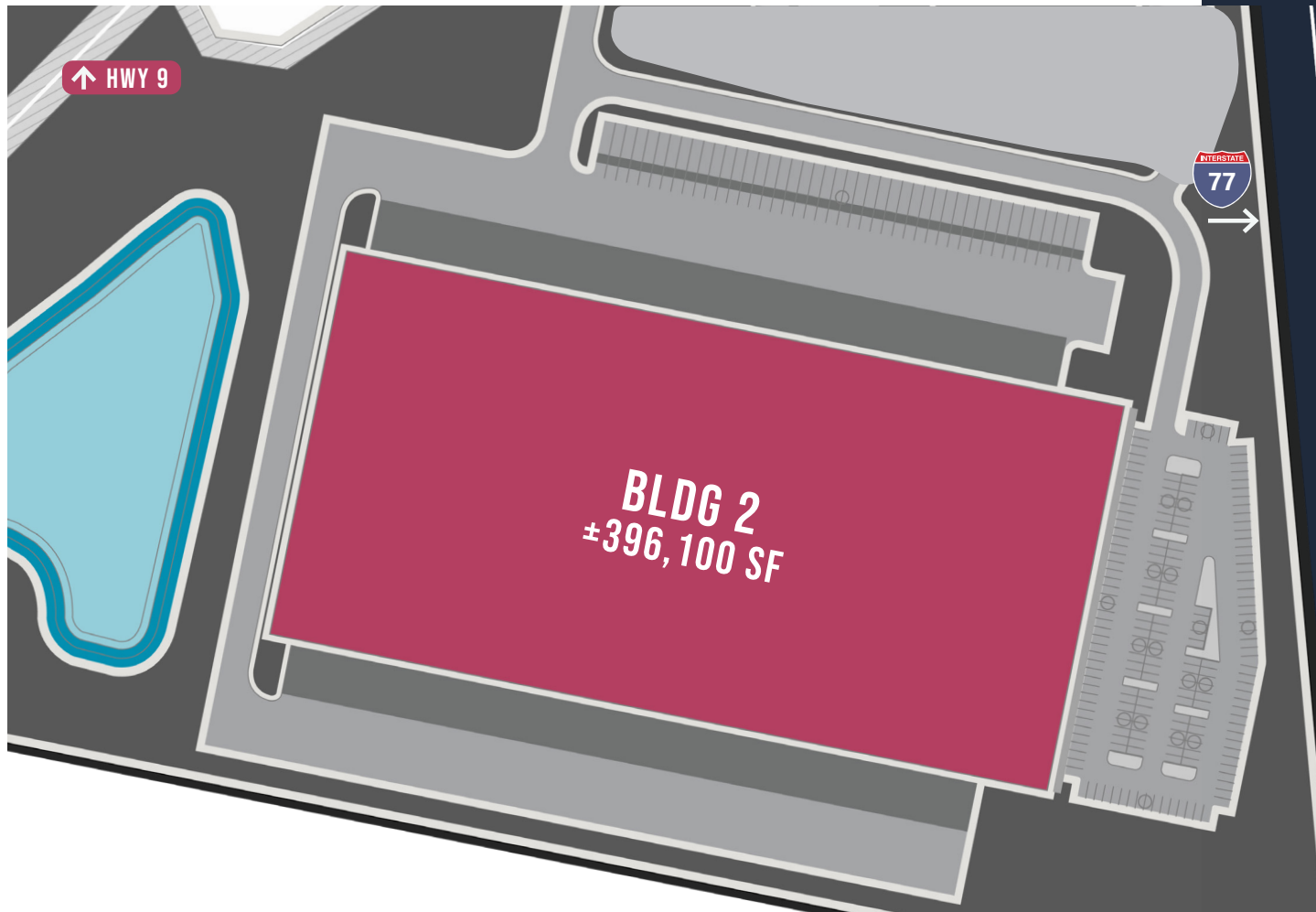
ROOF INFO: 60 Mil (20-year warranty)

ADDITIONAL INFO:

- Interior walls are painted
- Building is delivered as a warm dark shell with emergency lighting and freeze protection only
- Four (4) store fronts for Tenant build-out



| C 4 : B L D G 2 |

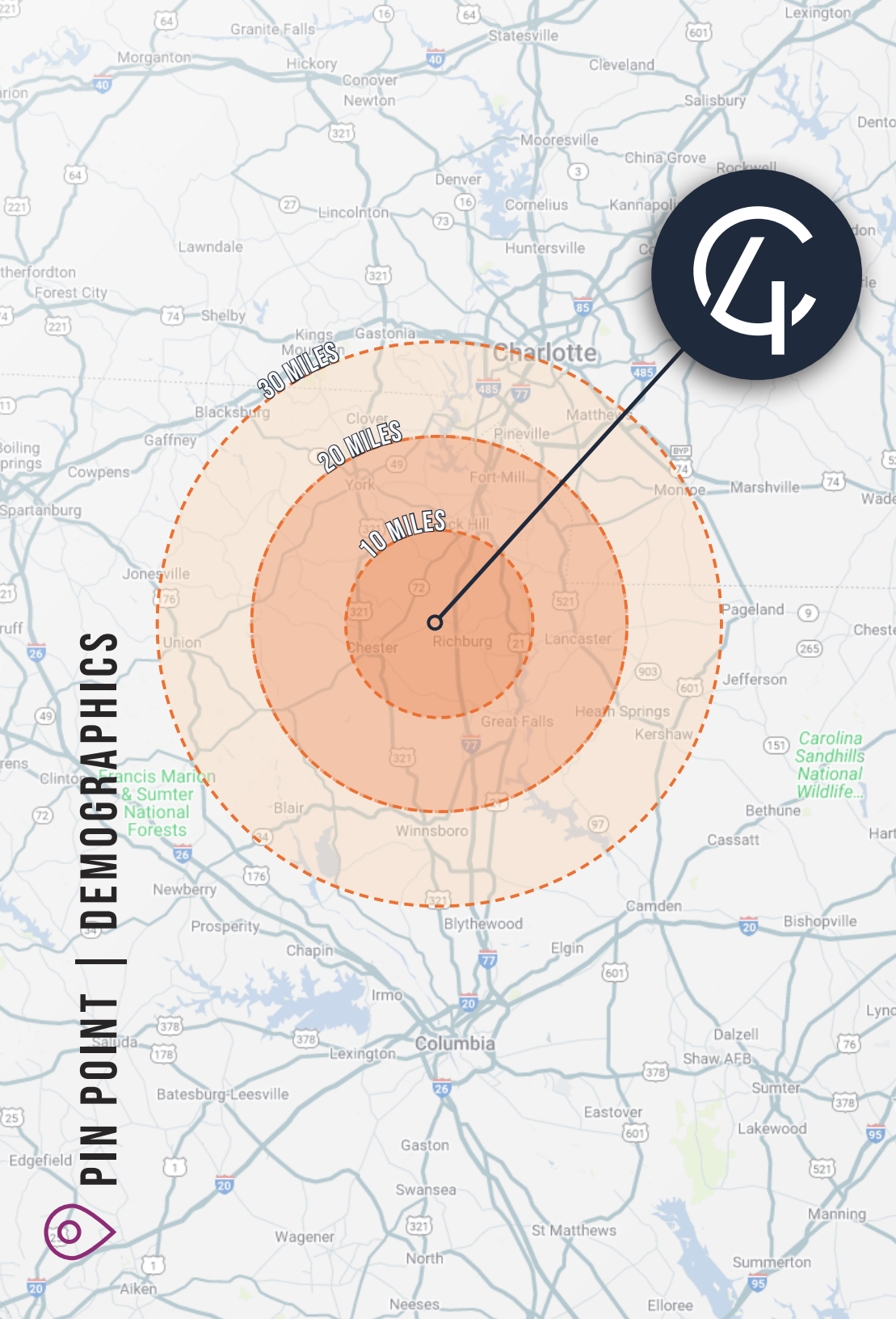


BLDG SF:	±396,100 SF	DOCK DOORS:	Up to 85
BLDG DIMENSIONS:	850' x 466' Cross Dock	TRAILER PARKING:	85 (expandable to 125)
BAY SIZES:	50' x 58' with a 60' speed bay	CAR PARKING:	225 (expandable to 400)
CLEAR HEIGHT:	36'-40'	ROOF INFO:	60 Mil (20-year warranty)

ADDITIONAL INFO:

- Interior walls are painted
- Building is delivered as a warm dark shell with emergency lighting and freeze protection only
- Four (4) store fronts for Tenant build-out





DRIVE TIMES

	TIME (MIN)	MILES
CHARLOTTE	35	37.8
COLUMBIA	50	55.5
	1	0.1
	24	28.1
	35	37.4
	40	48.7
	60	54.5

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	4,456	31,032	135,587
HOUSEHOLDS	1,924	13,023	57,273
INCOME	\$69,190	\$73,123	\$77,892

WORKFORCE

SURROUNDING POPULATION - 433,170

LABOR FORCE - 202,935

EMPLOYED - 195,767



CHESTER COUNTY COMMERCE CENTER



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