



BRAND NEW BUILDING

FOR LEASE

552 COLONEL'S POINTE PARKWAY | RICHBURG, SC

Freestanding, brand new building available in Chester County, zoned ID-2, which allows for almost all manufacturing/storage/distribution/warehouse needs.

JIM WETZEL
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PROPERTY INFORMATION

SF*

5,000 SF total, plus 1,000 SF, covered, outdoor area

ACREAGE*

3.5 Acre lot included for parking/outdoor storage/etc

ZONING

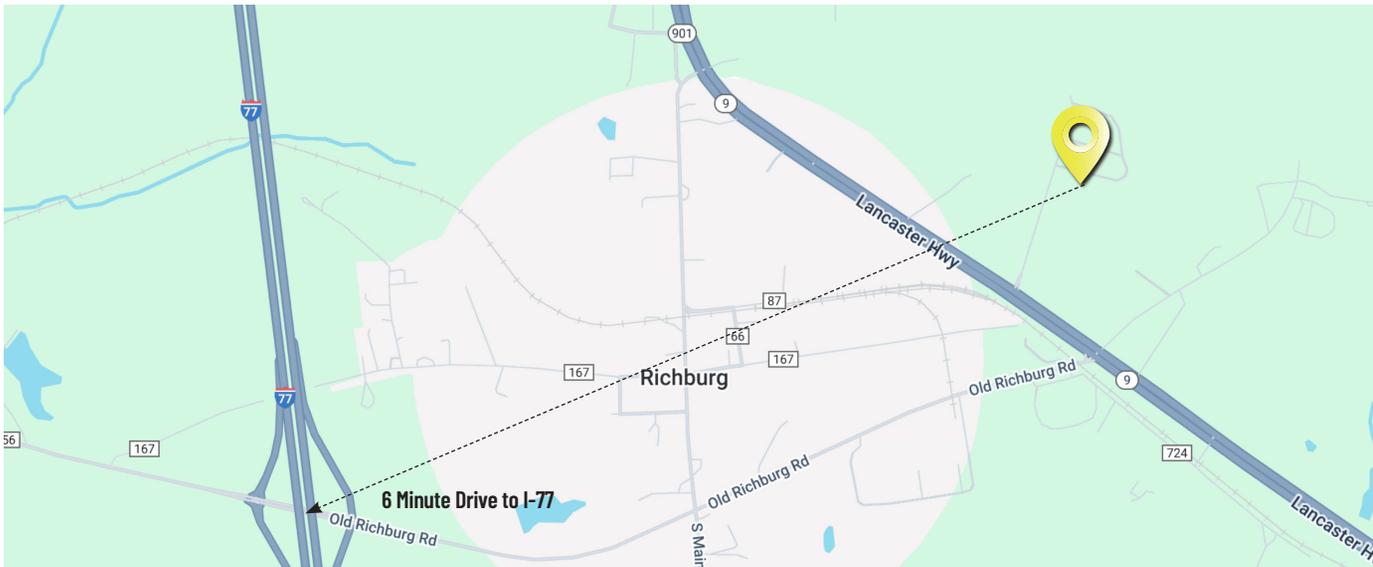
ID-2

FEATURES

- 18ft Clear height
- 5 Grade level drive-in doors
- 2 ADA compliant restrooms
- Ability to add office(s) can be discussed
- Wide open warehouse layout allows for a multitude of uses
- 3 Phase 480 amp power service
- 1,500 Gallon grease trap on site if needed
- Interior trench drains also installed and ready for use

LEASE RATE

\$15.00/SF/NNN



mecacommercial.com

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



MECA
COMMERCIAL REAL ESTATE



\$423M

INVESTED BY E. &
J. GALLO WINERY,
CREATING 496 JOBS

2024

NAMED CO-SMALL
MARKET OF THE YEAR BY
SOUTHERN BUSINESS &
DEVELOPMENT MAGAZINE

2

MAJOR METROPOLITAN
MARKETS, COLUMBIA,
SC & CHARLOTTE, NC
CLOSEBY, OFFERING
ADVANTAGES FROM EACH

#1

IN MANUFACTURING,
BOASTING 70%
GROWTH FROM
2010-2020

\$27.4M

AWARDED FOR FEDERAL
RAILWAY ADMINISTRATION
GRANT

CHESTER COUNTY, SC

Offering an idyllic lifestyle bursting with opportunity, Chester County spans an area of 586 square miles, including six square miles of water. Their population of nearly 33,000 people understand the value of community preservation and hard work, fueling future growth.

Executives visiting this region consistently commend the pro-business attitude and commitment to making their corporate move an easy, profitable transition. The unique blend of small-town hospitality with close proximity to major metropolitan amenities is why these companies ultimately “Choose Chester.”

Boasting one of the most affordable U.S. housing markets, throughout Chester County you’ll find rural charm, a low cost of living, and a strong sense of community. The county’s charm has even lured Hollywood producers who selected our county for multiple films including The Patriot, Gospel Hill and the mini-series Chiefs.