

3771 CAMERON RD, ORANGEBURG, SC 29115

# ORANGEBURG INDUSTRIAL

FOR SALE OR LEASE | NEWLY RENOVATED WITH OVER \$2M CAPEX

OFFERING MEMORANDUM

Marcus & Millichap  
THE AP GROUP

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## PRESENTED BY

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# EXECUTIVE SUMMARY

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

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SUBJECT AERIAL

# ORANGEBURG INDUSTRIAL

## FOR SALE OR LEASE

 SALE PRICE

**\$11,700,000**

LEASE RATE

**\$5.75 NNN**

GLA	260,863 SF
Price/SF	\$44.85
Lot Size	42.17 AC
Year Built   Renovated	1962   2024
Occupancy	0%
Zoning	CG - Commercial General
Age of Roof	+/- 1 Year
Clear Height	18'
Dock High Doors	Five (5)
Drive-In Doors	Seven (7)



# ORANGEBURG INDUSTRIAL

## NEWLY RENOVATED | VALUE-ADD OPPORTUNITY

3771 CAMERON RD, ORANGEBURG, SC 29115

The AP Group of Marcus & Millichap is pleased to present its Broker Opinion of Value for the industrial property at 3771 Cameron Road in Orangeburg, South Carolina. Located in one of the Southeast's fastest-growing industrial markets, this property benefits from its prime position along I-26 and proximity to I-95, placing it within a single day's drive of 30 percent of all U.S. manufacturing facilities. Centrally placed midway between New York and Miami, Orangeburg lies within a 250-mile radius of major Southeastern metro areas such as Atlanta, Jacksonville, Charleston, Raleigh-Durham, Knoxville, Greenville-Spartanburg, and Charlotte. Enhancing its appeal, the property has undergone over \$2 million in recent capital improvements, including a new roof, HVAC system, LED lighting, and sprinkler system.

Orangeburg, with a population of approximately 12,000 residents, serves as a vital hub for commerce and industry in South Carolina. Situated 40 miles south of Columbia and 75 miles northwest of Charleston, the city offers excellent accessibility via I-26 and I-95. Other transportation options include the CSX and Norfolk Southern rail lines within Orangeburg, while the Columbia Metropolitan Airport and Charleston International Airport are both within an hour's drive. Additionally, the property is in proximity to the Port of Charleston and the Port of Savannah, two of the fastest-growing ports in the U.S.

Recent industrial investments underscore Orangeburg's emergence as a hub for growth and innovation. Delta Children's Products is investing \$33 million in a new facility, creating 123 jobs, while Hounen Solar's \$33 million project will generate over 200 jobs. Allied Air Enterprises is expanding with a \$35 million investment, and Brila Carbon is constructing a \$1 billion electric vehicle battery plant, slated to begin operations in 2026 and create over 1,200 jobs. Supporting this industrial growth are robust workforce development programs, including customized training from South Carolina's Center for Accelerated Technology Training and specialized education from Orangeburg-Calhoun Technical College.

## INVESTMENT HIGHLIGHTS

Value-Add Industrial Property Totaling 260,863 SF | Based in a High-Growth Industrial Market

Over \$2 Million in Recent Capital Expenditures: Roof, HVAC, LED Lighting, Sprinkler System, and More

Prime Investment Opportunity with Value-Add Opportunity by Filling Vacancy or Ideal for an Owner User

Positioned within a Single Day's Drive of 30% of All U.S. Manufacturing Facilities

Located 40 Miles of Columbia and 75 Miles of Charleston | Access to Major Airports, Port Terminals, & Rail Lines

Well-Maintained Industrial Facility | Primely Situated Just Off the I-26 Exit | In Proximity to I-95

ORANGEBURG INDUSTRIAL  
SUBJECT AERIAL



Map Data © 2021 Google

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# MARKET OVERVIEW

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LOCATION OVERVIEW

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MARKET RESEARCH

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# ORANGEBURG

Orangeburg, known as “The Garden City,” is a picturesque city in South Carolina’s Midlands region, celebrated for its rich cultural heritage and outdoor attractions. The Edisto Memorial Gardens, featuring over 150 varieties of roses, is a major draw for residents and visitors, offering scenic beauty and hosting the annual Orangeburg Festival of Roses. Congaree National Park attracts nature enthusiasts with its old-growth hardwood forests and hiking trails, while Santee State Park provides opportunities for boating, fishing, and camping on the scenic Lake Marion. Orangeburg’s economy is supported by a diverse range of industries, including healthcare, manufacturing, agriculture, and education. Its agricultural heritage is central to the region, with Orangeburg County ranking among South Carolina’s top producers of row crops. Healthcare plays a significant role, with the Regional Medical Center of Orangeburg and Calhoun Counties serving as a key provider and economic driver. Education also contributes substantially to the local economy, with South Carolina State University and Claflin University, both historically black colleges and universities, providing employment and workforce development opportunities. The manufacturing sector, led by companies such as Husqvarna and Zeus Industrial Products, further drives economic growth and job creation. The city’s central location ensures excellent regional connectivity. Positioned along major transportation corridors, including Interstate 26, U.S. Highway 301, and U.S. Highway 21, Orangeburg offers convenient access the Charleston, Columbia, and beyond. CSX and Norfolk Southern Rail Lines support freight transportation, while commercial air travel is facilitated by Columbia Metropolitan Airport and Charleston International Airport. The Orangeburg Municipal Airport caters to general aviation needs. Additionally, the city’s proximity to the expanding Port of Charleston and Port of Savannah enhances its role as a strategic hub for trade and logistics.

## ▮ HIGHLIGHTS

### DIVERSIFYING ECONOMY

The local economy is experiencing major industrial growth, highlighted by Birla Carbon’s \$1 billion investment announced in October 2024. The project will create 124 jobs and produce synthetic graphite for EV batteries, energy storage, and defense.

### HIGHER EDUCATION

The city boasts a strong labor force, supported by three prominent higher education institutions: South Carolina State University (SCSU), Orangeburg–Calhoun Technical College (OCtech), and Claflin University.

### EXCELLENT ACCESSIBILITY

Interstate-26, U.S. Highways 301 and 21, and proximity to the Ports of Charleston and Savannah ensure strong connectivity, supported by Columbia Metropolitan Airport, Orangeburg Municipal Airport, and CSX and Norfolk Southern rail lines.



# POPULATION DATA

TOTAL POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	353	5,406	23,058
2023 Estimate	341	5,186	22,672
2020 Census	323	4,930	22,113
2010 Census	348	5,572	24,416
2023 Daytime Population (est.)	209	8,093	31,346

TOTAL HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projection	134	2,171	8,694
2023 Estimate	128	2,068	8,499
2020 Census	125	1,993	8,327
2010 Census	128	2,150	8,992
<b>Occupied Units</b>			
2028 Projection	154	2,641	11,053
2023 Estimate	147	2,493	10,682

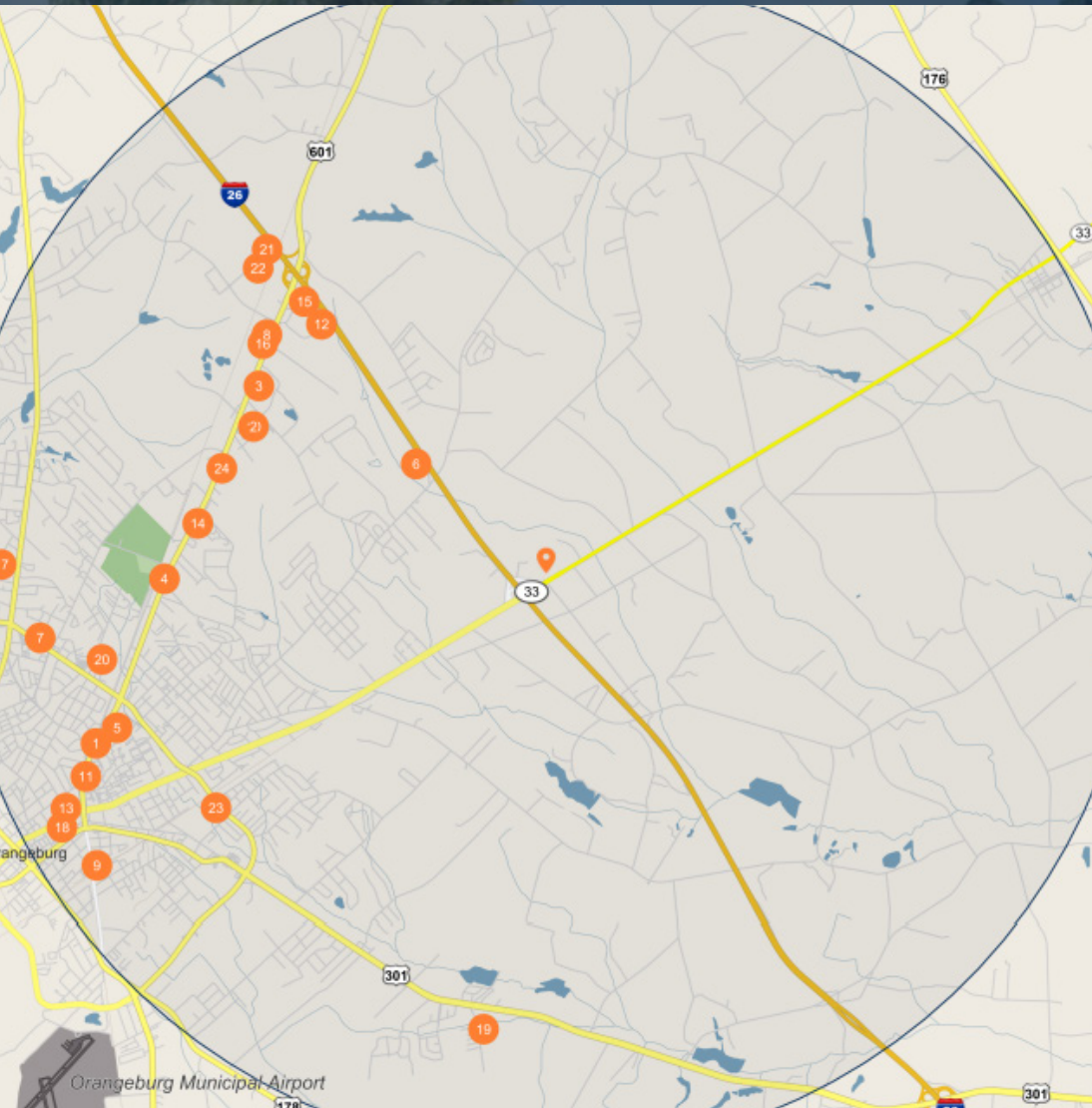
HOUSEHOLD EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Avg Retail Expenditure	\$64,015	\$58,753	\$54,186
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$20,576	\$19,048	\$17,632
Transportation	\$12,320	\$11,454	\$10,808
Food	\$8,192	\$7,590	\$7,026
Personal Insurance	\$7,114	\$6,255	\$5,716
Healthcare	\$5,428	\$4,994	\$4,490
Cash Contributions	\$2,734	\$2,474	\$2,156
Entertainment	\$2,654	\$2,342	\$2,099
Apparel	\$1,484	\$1,398	\$1,300
Gifts	\$1,077	\$1,016	\$934
Education	\$969	\$838	\$758

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
<b>Population by Age</b>			
2023 Total Population (est.)	341	5,186	22,672
Under 20	23.0%	24.1%	26.3%
20 - 34 Years	15.4%	16.9%	23.6%
35 - 39 Years	5.7%	5.3%	5.0%
40 - 49 Years	10.3%	9.4%	9.1%
50 - 64 Years	21.3%	19.1%	17.2%
Age 65+	24.1%	25.1%	18.9%
Median Age	45.5	43.7	35.2

POPULATION 25+ by Education Level	1 MILE	3 MILES	5 MILES
2023 Population Age 25+ (est.)	245	3,636	14,079
Elementary (0-8)	4.0%	4.5%	4.3%
Some High School (9-11)	10.4%	11.1%	11.4%
High School Graduate (12)	29.3%	27.6%	29.5%
Some College (13-15)	16.8%	18.1%	17.7%
Associate Degree Only	16.3%	13.5%	12.6%
Bachelor's Degree Only	12.0%	13.8%	13.6%
Graduate Degree	11.2%	11.4%	10.9%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
<b>2023 Estimate</b>			
\$150,000 or More	5.7%	6.0%	4.5%
\$149,000 - \$100,000	13.1%	12.0%	8.7%
\$99,000 - \$75,000	12.5%	10.0%	9.9%
\$74,000 - \$50,000	15.4%	14.4%	14.9%
\$49,000 - \$35,000	19.5%	15.9%	16.2%
Under \$35,000	33.8%	41.6%	45.8%
Average	\$63,738	\$59,121	\$53,386
Median	\$47,216	\$43,136	\$39,054
Per Capita	\$24,005	\$23,608	\$21,497

# POPULATION DATA



## MAJOR EMPLOYERS

## EMPLOYEES

1	South Carolina State University	1,259
2	Regional Medical Center of Orangeburg	1,200
3	Orangeburg Technical College	360
4	Orangeburg County Disability	350
5	Claflin University	318
6	TEC Equipment Company, LLC	215
7	Bi-Lo, LLC	204
8	Zaxby's	165
9	Zeus Company, Inc.	161
10	Air Methods Corporation	154
11	National Institute of Food & Agriculture	144
12	CF Evans Construction Co, LLC	126
13	Orangeburg County Library	113
14	Family Health Centers, Inc.	100
15	Cracker Barrel	99
16	ACM Fatz VII, LLC	98
17	NHE, Inc.	97
18	Dempsey Wood Products, LLC	92
19	Lintex Co, Inc.	91
20	Orangeburg County Law Enforcement	85
21	Mayer Industries, Inc.	80
22	Zeus Company, Inc.	75
23	Whittaker Elementary School	71
24	Orangeburg Consolidated School District 5	71
25	CF Evans Construction Co, LLC	70

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