

# 1000 SOUTHERN PATIO PARKWAY

ROWESVILLE, SC 29133



**50,000 - 326,000 SF OF INDUSTRIAL  
SPACE AVAILABLE FOR LEASE**

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# PROPERTY OVERVIEW

1000 Southern Patio Pkwy

<b>BUILDING SIZE:</b>	326,000 SF	<b>COLUMN SPACING:</b>	(40' X 40') & (40' X 20') typical bay sizes	<b>SPRINKLER SYSTEM:</b>	Wet. Sprinkler work underway with a targeted completion by March 2026
<b>LAND SIZE:</b>	57.01 Acres	<b>LIGHTING:</b>	50% LED & 50% HALOGEN	<b>PARKING:</b>	300 Spaces
<b>ZONING:</b>	Heavy Industrial	<b>DRIVE-IN DOOR:</b>	One (1)	<b>POWER:</b>	Orangeburg DPU - 13,200 Volts
<b>TMS:</b>	0170-00-00-02-009	<b>DOCK HIGH LOADING:</b>	Thirteen (13) doors. Loading dock to the west can accommodate 12 truck positions. Loading dock has edge-of-dock levelers installed at each position. Exterior loading dock has two truck positions.	<b>NATURAL GAS:</b>	Orangeburg DPU - 10" Main
<b>COUNTY:</b>	Orangeburg County			<b>WATER:</b>	Orangeburg DPU - 8" Main
<b>CEILING HEIGHT:</b>	26'				

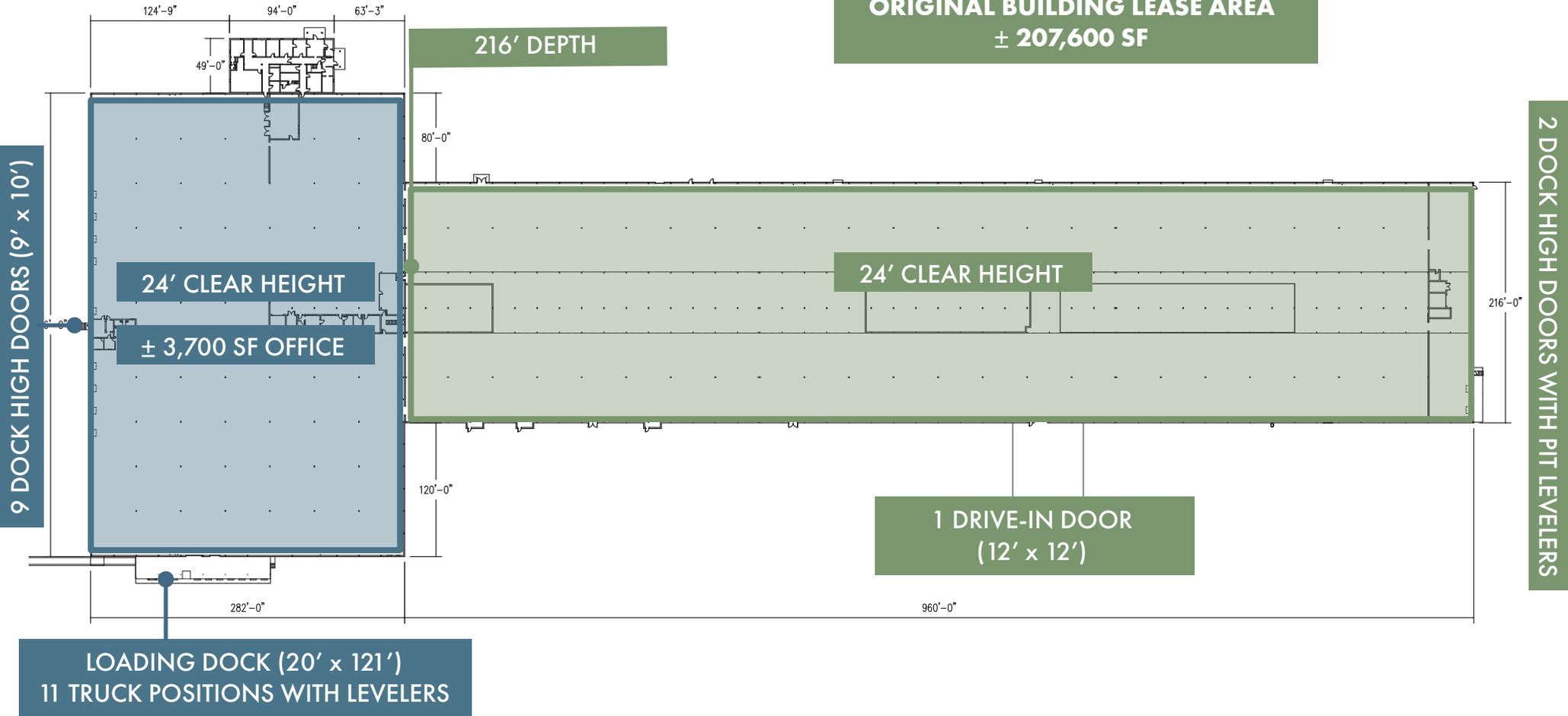


# THE PLAN

1000 Southern Patio Pkwy

**EXPANSION BUILDING LEASE AREA**  
**± 117,300 SF**

**ORIGINAL BUILDING LEASE AREA**  
**± 207,600 SF**



# PROPERTY PHOTOS

1000 Southern Patio Pkwy



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# Location Map



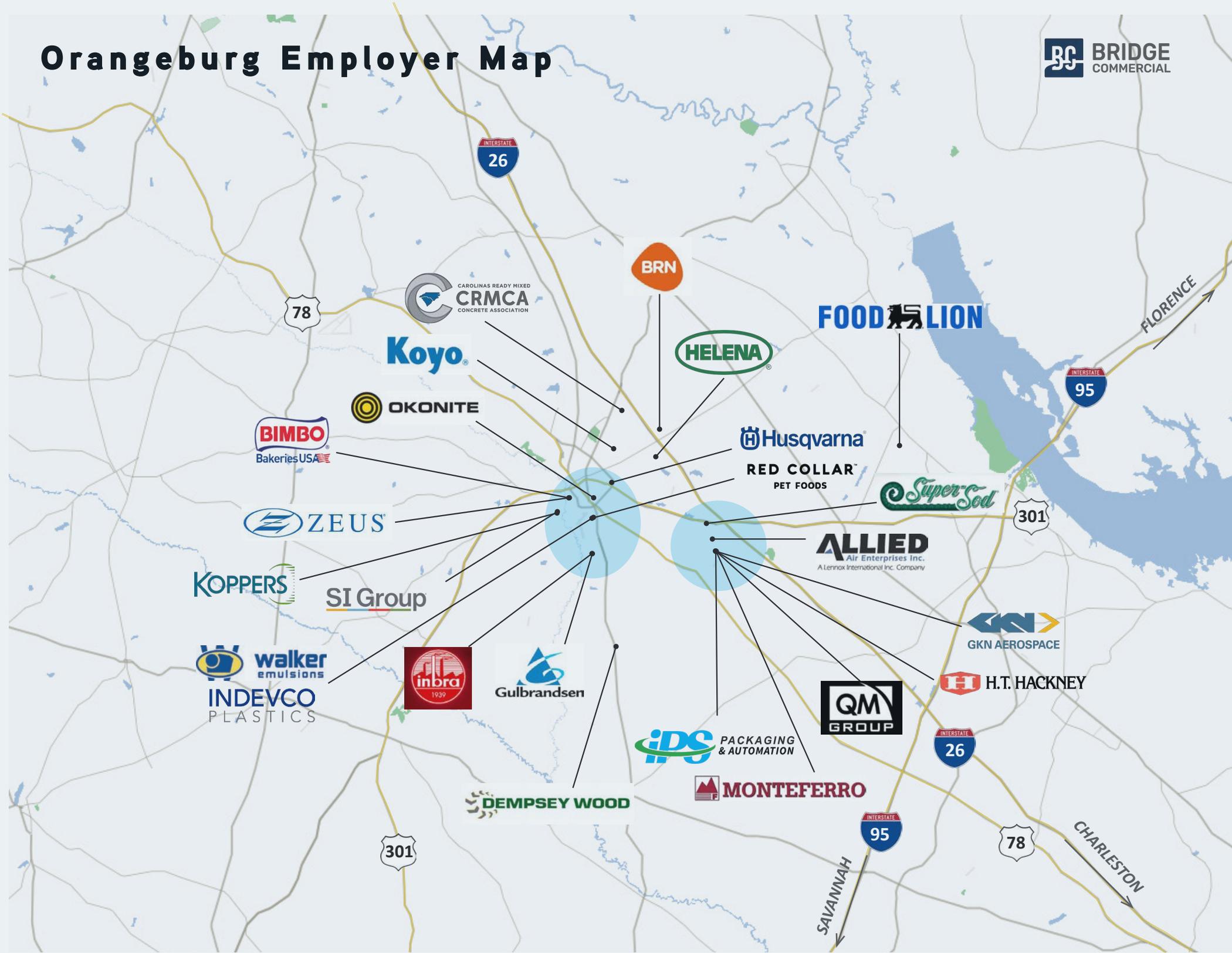
## DRIVE TIME ANALYSIS

1000 SOUTHERN PATIO PKWY

TO DOWNTOWN ORANGEBURG:	11 Minutes
TO COLUMBIA, SC:	57 Minutes
TO CHARLESTON, SC:	1 Hour 10 Minutes
TO SAVANNAH, GA:	1 Hour 50 Minutes

TO SCOUT MOTORS:	1 Hour 9 Minutes
TO PORT OF CHARLESTON:	1 Hour 16 Minutes
TO I-26:	11 Minutes
TO I-95:	26 Minutes
TO I-77:	1 Hour 10 Minutes

# Orangeburg Employer Map



FOR LEASE

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