

2765 MAGNOLIA ST
ORANGEBURG, SC 29115



OFFICE/WAREHOUSE FOR LEASE



Contact us:

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PROPERTY INFORMATION

- 4,480 SF COMPRISED OF 3,655 SF WAREHOUSE SPACE AND 825 SF OFFICE SPACE & A FENCED LAYDOWN YARD
- OFFICE SPACE INCLUDES RECEPTION AREA, CONFERENCE ROOM, AND THREE PRIVATE OFFICES
- LOCATED OFF OF I-26 ON A 1.5 ACRE LOT
- 2 LOADING DOCKS FOR EASY TRAILER ACCESS
- IDEAL FOR SERVICE COMPANY OR INDUSTRIAL SUPPLY COMPANY



HIGHLIGHTS

SIZE 3,655 SF WAREHOUSE SPACE | 825 SF OFFICE SPACE

LEASE RATE \$10/SF NNN + \$1.75 EST. TICAM

AVAILABLE DATE 4/1/2023

CURRENT AVAILABILITY



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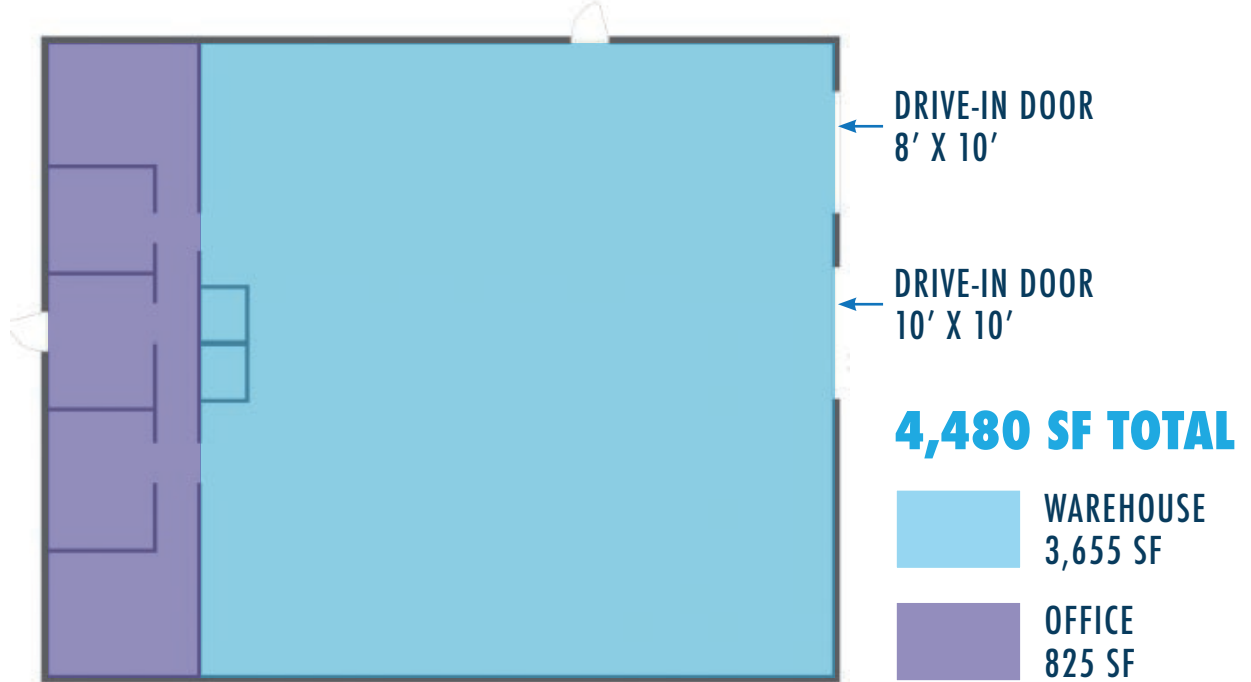
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AIR CONDITIONING	OFFICE ONLY
CLEARANCE HEIGHT	12'
COLUMNS	27' 5"
CONSTRUCTION STATUS	EXISTING
DOCK HIGH DOORS	ONE 8' X 10' ONE 10' X 10'
EAVE HEIGHT	14'
FLOOR LEVELS	1 (ONE)
GAS/SUPPLIER	AVAILABLE / ORANGEBURG DEPT OF PUBLIC UTILITIES
HEAT	100%
LIGHTING	FLOURESCENT
OFFICE SQ FT	825
PARKING	16 - 25 SPACES
POWER	SINGLE PHASE
RESTROOMS	1 (ONE)
ROOF	METAL
SPRINKLER	NO
VENTILATION	YES / EXHAUST FAN
WALLS	CONCRETE BLOCK / BRICK
WAREHOUSE SQ FT	3,665



SPECS & FLOOR PLAN



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LOCATION



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PHOTOS



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