

FOR SALE

40,500 SF WAREHOUSE

SUBJECT
PROPERTY

An aerial photograph of a large industrial property. In the upper center, a large, single-story warehouse with a grey roof and blue siding is visible. A blue callout box with the text "SUBJECT PROPERTY" and a line points to the warehouse. To the left of the warehouse, there are stacks of lumber and other materials. To the right, there are large piles of sand or gravel, a conveyor belt system, and several semi-trailers parked. The property is surrounded by green trees and a paved road runs along the bottom and right sides. In the background, there are more industrial buildings and a residential area.

295 PROSPERITY DR, ORANGEBURG, SC 29115

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

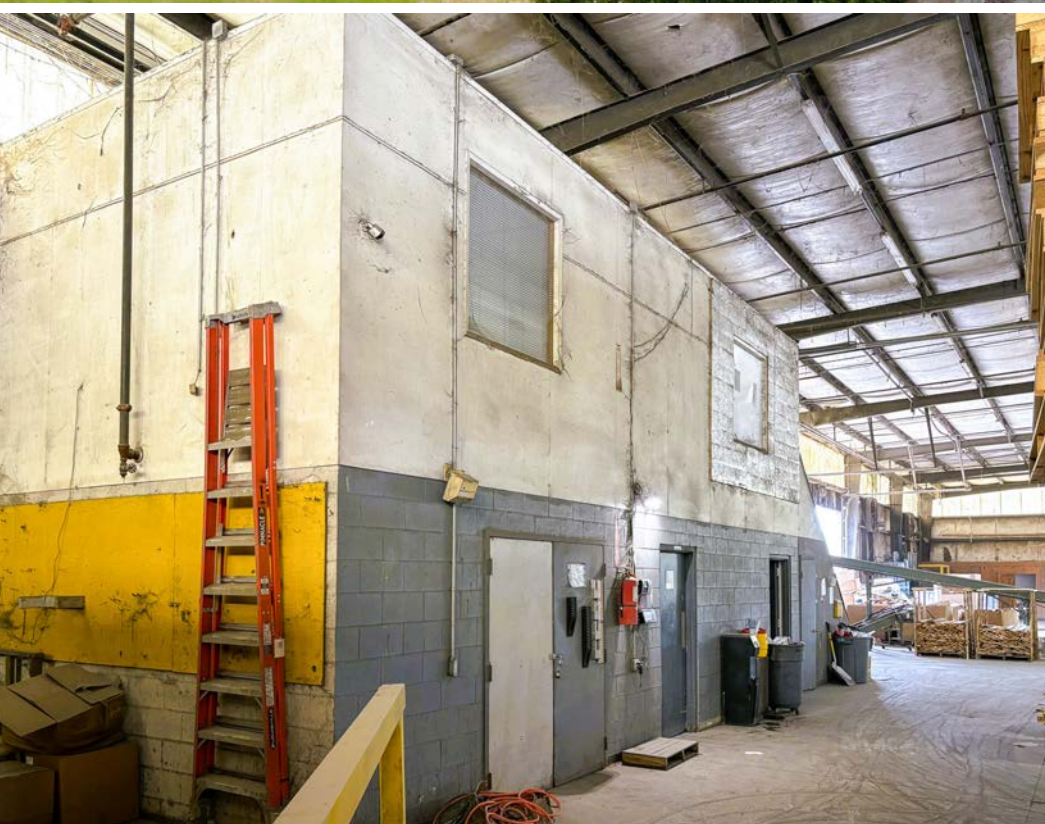
295 Prosperity Drive is a 40,500 SF industrial facility with nearly 7-acres of laydown yard for sale in Orangeburg, SC. The warehouse is located less than 3 miles from I-26. Zoned Business Industrial, this warehouse is currently occupied by 48forty, a national pallet company. The site provides four (4) 9' x 10' dock high doors, seven (7) 22' x 14' oversized drive-in doors and one (1) 12' x 12' drive-in door. Clear height is 24'8" with 26' at center height. Includes 500-SF of office space, LED lighting and a wet sprinkler system. Ideal opportunity for an investor looking for stable cash flow from a national tenant in an emerging industrial market near Ports of Charleston and I-95/I-26 corridor.

OFFERING

SIZE	LISTING PRICE
40,500 SF	\$2,500,000

PROPERTY SPECS

AVAILABLE SF	40,500 SF
OFFICE SF	500 SF
WAREHOUSE SF	40,000 SF
LOT SIZE	8 AC
LISTING PRICE	\$2,500,000
TAX ID/APN	0172-19-02-001.000
ZONING	B-1 Business Industrial
COUNTY	Orangeburg
DRIVE IN DOORS	(1) 12' x 12' (7) 22' x 14'
DOCK-HIGH DOOR	(4) 9' x 10'
POWER	Three Phase
AC/ HEATING	Office Only
CLEAR HEIGHT	24' 8"
CENTER HEIGHT	26'
EAVE HEIGHT	22'
LIGHTING TYPE	LED
RESTROOMS	2



295 Prosperity Dr, Orangeburg, SC 29115



LOCATION MAP

295 Prosperity Dr, Orangeburg, SC 29115

ORANGEBURG



295 PROSPERITY DR
ORANGEBURG, SC 29115

WALTERBORO

SUMMERVILLE

CHARLESTON



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