

FOR LEASE

5,600 SF WAREHOUSE



1546 BROUGHTON ST, ORANGEBURG, SC 29115

Harbor
COMMERCIAL PARTNERS

1546 Broughton St, Orangeburg, SC 29115

PROPERTY DESCRIPTION

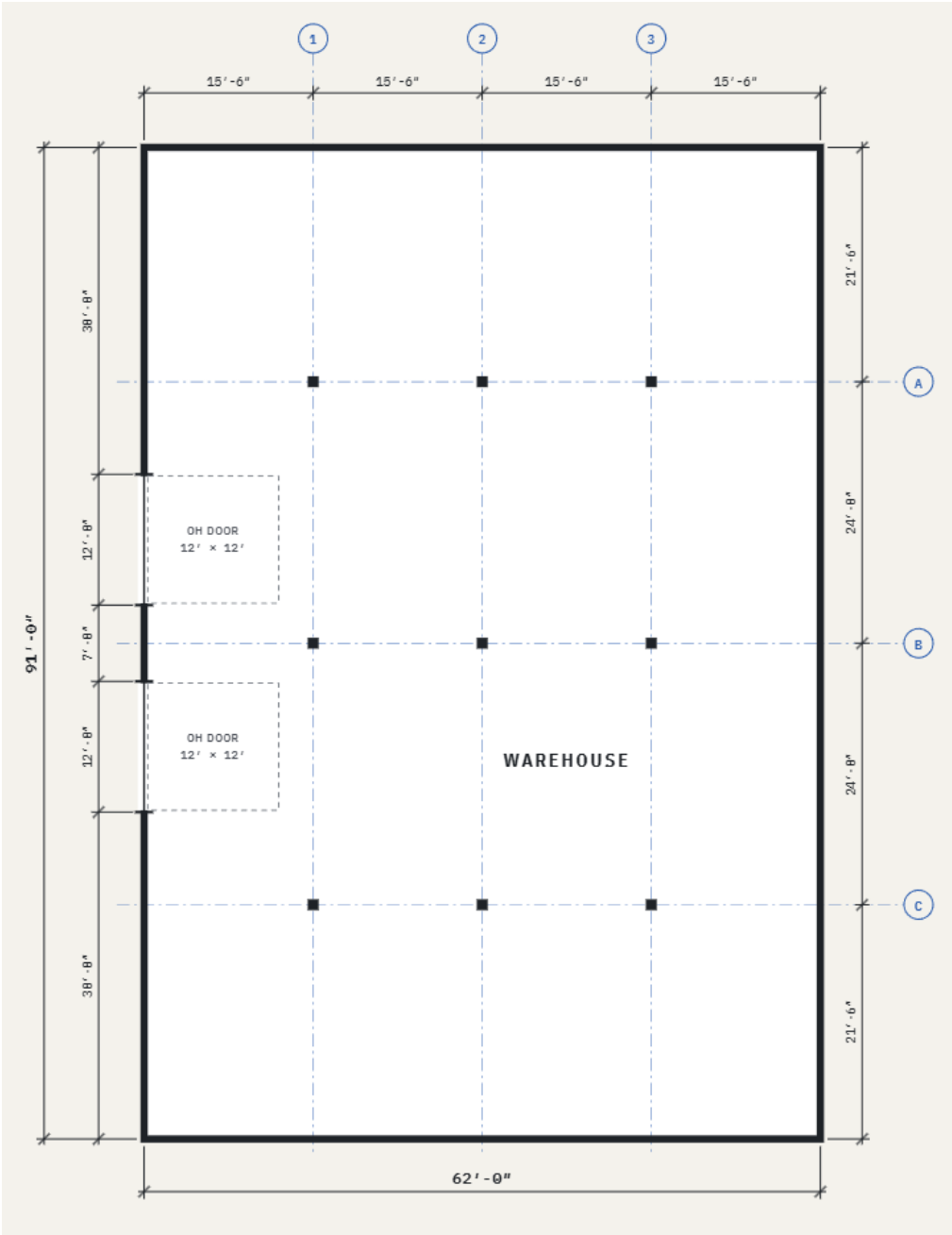
Conveniently located just blocks from downtown Orangeburg and minutes from I-26 (Exit 149), this 5,600 SF warehouse space is available for lease. The property is well suited for a service company or industrial supplier. It features two 12' drive-in doors, a 15' clear height, single-phase power, and energy-efficient LED lighting throughout. The site is zoned B-1 (General Business). Estimated operating expenses are \$1.50 PSF annually.

OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
5,600 SF	\$6.00 PSF	NNN	10/1/2026

PROPERTY SPECS

AVAILABLE SF	5,600 SF
LEASE RATE	\$6.00 NNN
TAX ID/APN	0103510
ZONING	B-1 Genral Business
COUNTY	Orangeburg
YEAR BUILT	1974
DRIVE IN DOORS	(2) 12' x 12'
POWER	Single Phase
COLUMNS	Yes
COLUMN SPACING	15'
CLEAR HEIGHT	15'
EAVE HEIGHT	15'
CENTER HEIGHT	15'
LIGHTING TYPE	LED
BUILDING	Masonry



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LOCATION MAP

1546 Broughton St, Orangeburg, SC 29115

ORANGEBURG



1546 BROUGHTON ST
ORANGEBURG, SC 29115

INTERSTATE
26

SUMMERVILLE

INTERSTATE
26

WALTERBORO

CHARLESTON



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