FOR SALE

40,500 SF WAREHOUSE



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	$2,400,000

PROPERTY SPECS

AVAILABLE SF	40,500 SF
OFFICE SF	500 SF
WAREHOUSE SF	40,000 SF
LOT SIZE	8 AC
LISTING PRICE	$2,400,000
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





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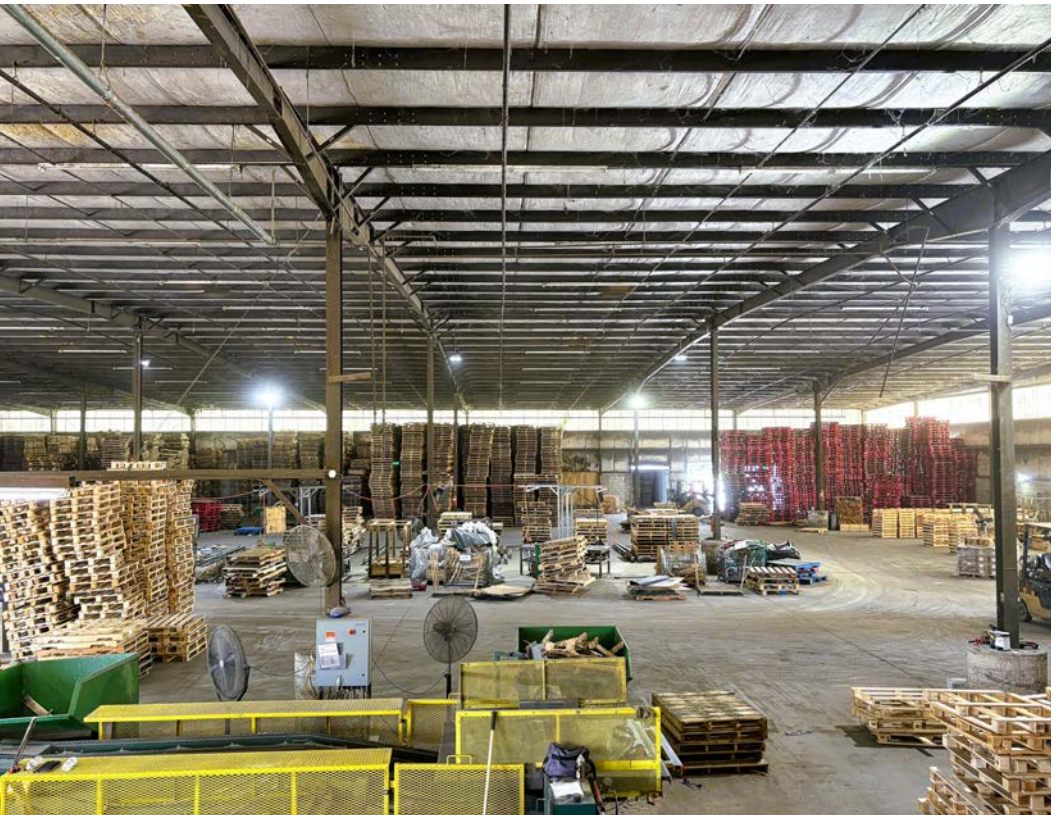




295 Prosperity Dr, Orangeburg, SC 29115









LOCATION MAP

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