

218 EVANS RD. LUGOFF, SC

±99,096 SF

FOR LEASE

**INDUSTRIAL
BUILDING**

**±99,096 SF
AVAILABLE**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$4.50 PSF NNN

VIEW LISTING

southeastindustrialproperties.com

PROPERTY HIGHLIGHTS

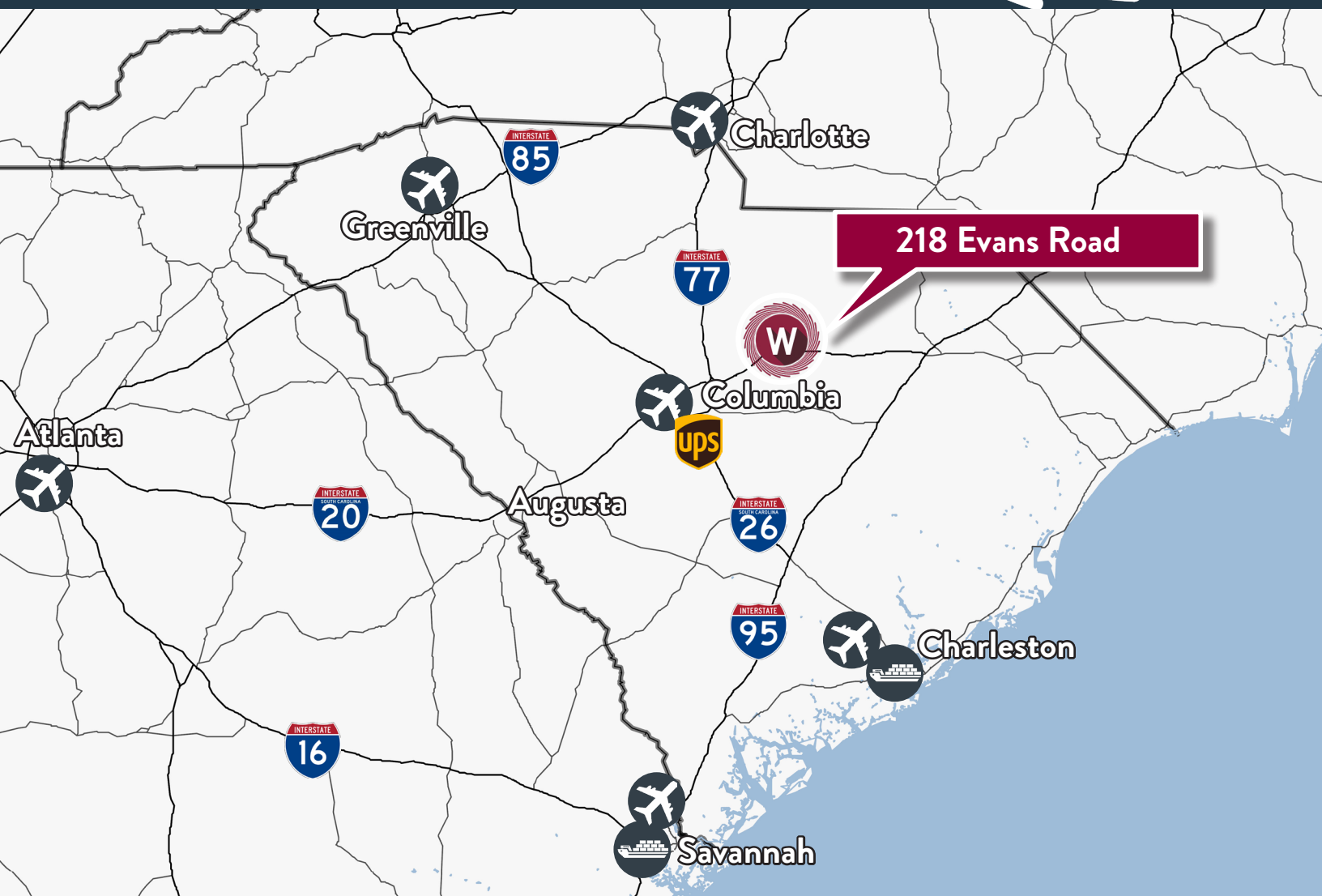
- Building area: ±197,632 SF total
±99,096 SF available for lease
±1,320 SF office
- Site: ±24.23 Acres
- Clear height: 20'
- Dimensions: 243' x 805'
- Security: Fully fenced site
- Lighting: T8 Fluorescent
- Loading docks:
8 dock-high doors
4 rail doors
- Water: City of Lugoff
- Roof: Warehouse: TPO Membrane
Office: Built up ballast roof
- Fire Protection: Dry system

Colliers

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THE AREA

Lugoff, South Carolina offers a strategic locale for industrial users seeking growth and efficiency. Situated along Interstate 20, a major transportation artery connecting Atlanta and Columbia, Lugoff enjoys easy access to key markets across the southeastern United States.

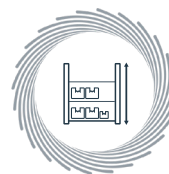
DISTANCE

Interstate 20	±1.5 miles
City of Camden	±6.3 miles
Interstate 77	±17.7 miles
Columbia Metropolitan Airport	±38.1 miles
Charlotte Douglas International Airport	±88.6 miles
Port of Charleston	±121 miles

PROPERTY FEATURES



LOT SIZE
±24.23 acres



CLEAR HEIGHT
20' throughout



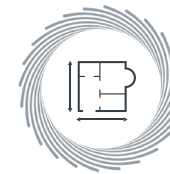
SPRINKLERS
100% dry system



LIGHTING
T-8
fluorescent



DOCKS
8 dock-high doors
4 rail doors



SPACES
±1,320 SF office

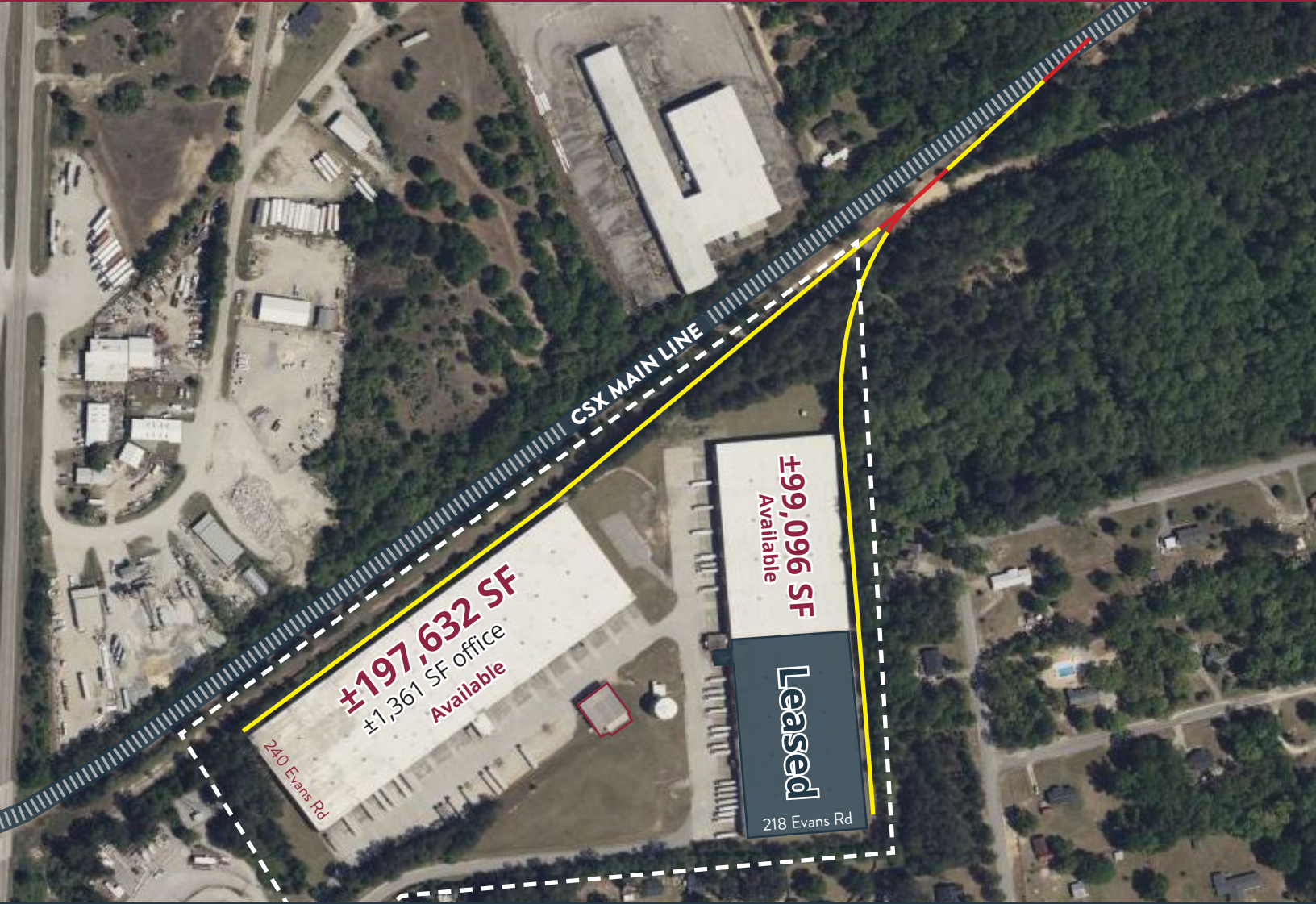
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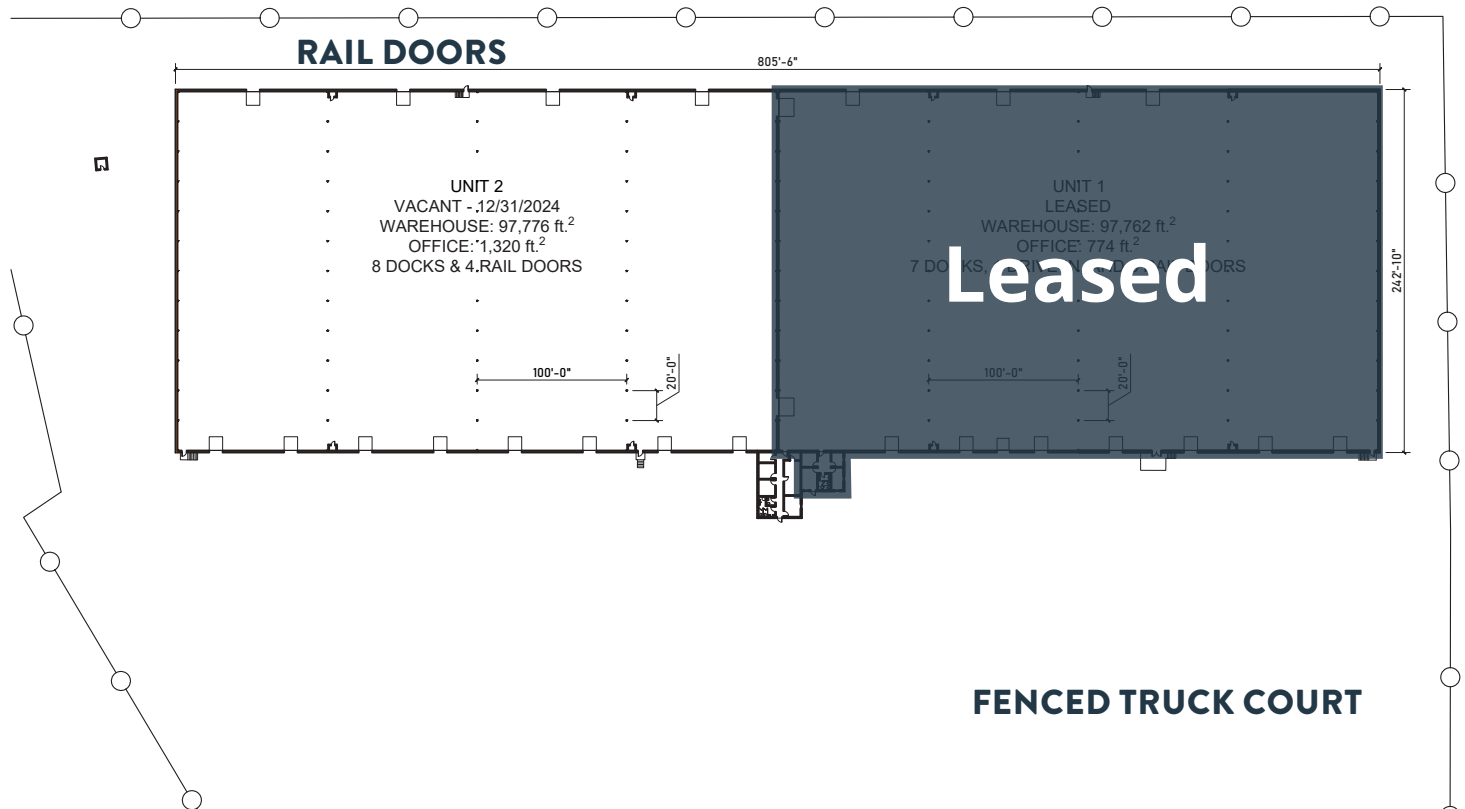
POTENTIAL RAIL ACCESS



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1 Floor Plan
BASE Scale: 1/64" = 1'-0"

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