



FOR SALE OR LEASE

Colliers

321 CROSSING

±676,000 SF

SPECULATIVE BUILDING (subdividable)

Lexington County
Highway 321 // Gaston, SC

CHUCK SALLEY, SIOR

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RAIL SERVED WITH HEAVY POWER AVAILIBLTY

BUILDING SPECIFICATIONS

±676,000 SQUARE FEET

Building Specs

Building size	±676,000 SF warehouse/distribution Office built-to-suit
Building dimensions	520' x 1300'
Site	±89.8 acres
Parking	208 spaces
Clear height	40' clear
Column spacing	50' x 54' 65' speed bay
Municipality	Lexington County
Rail	CSX served site

Truck Court

Truck loading dock	185' deep truck court 60' concrete pad
Trailer storage	276 trailer spaces
Dock doors	(120) 9' x 10' dock-high doors (expandable)
Drive-in doors	(4) drive-in doors

Construction

Roof	45 mil white TPO membrane
Walls	Tilt-up concrete
Floors	8" concrete slab
Fire Protection	ESFR sprinklered
Lighting	LED high bay fixtures with motion sensors
Heating/Ventilation	1 air change per hour Unit heaters for freeze protection of ESFR sprinkler system only

Utilities

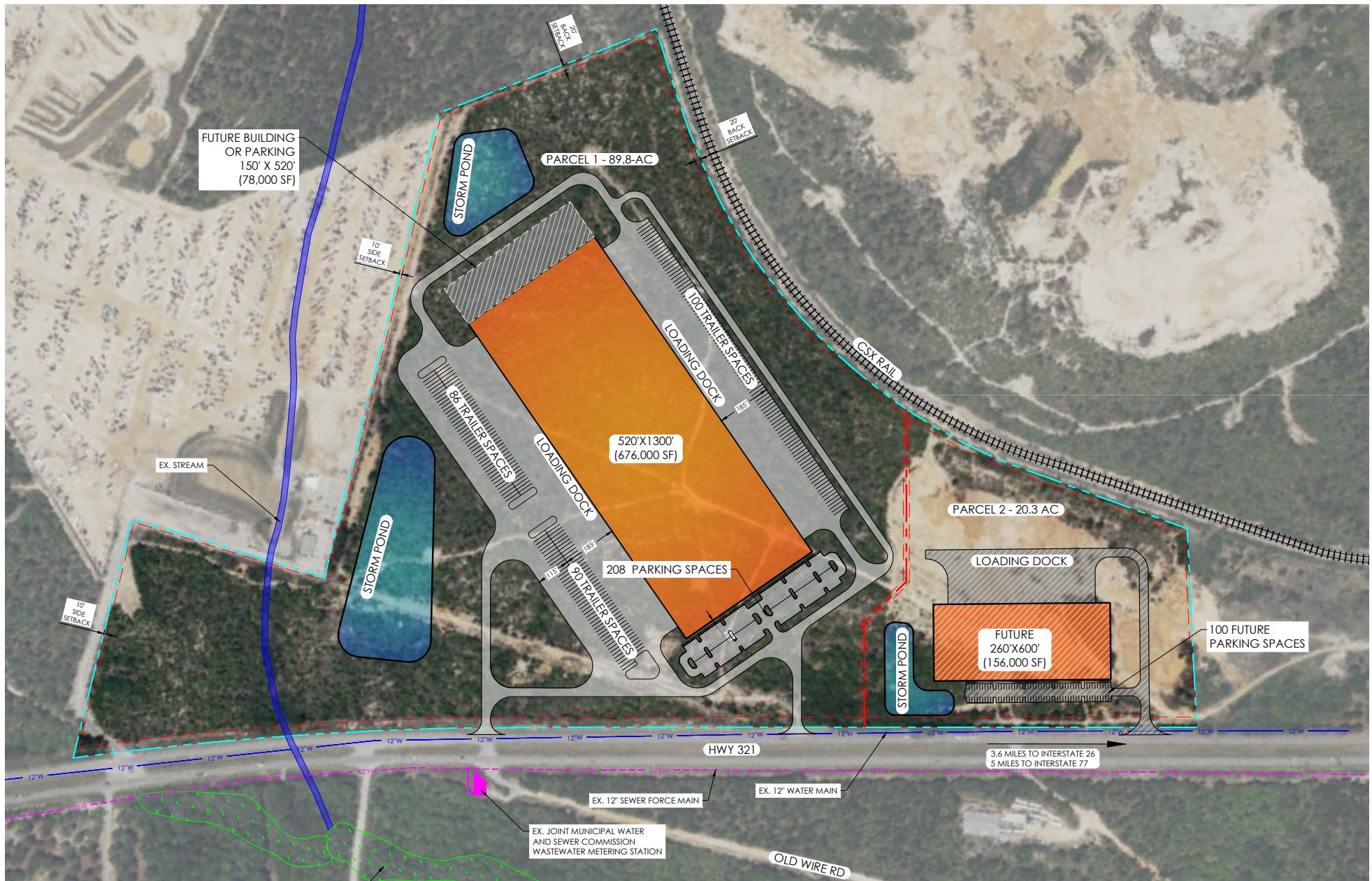
Electrical	House service including 480/277v 3-phase power and 120/208v single-phase power Service conduits from transformer stubbed into building
Gas	Dominion Energy 6" main 2" service
Water	City of Cayce 12" at site
Sewer	Joint Municipal Water and Sewer Commission 12" at site

SITE PLAN

Specification Summary

Tax Map # 009000-04-061
Building Dimensions: 520' x 1300'
Bay Spacing: 50' x 54'

Speed Bay: 65' deep
Clear Height: 40'
Interior Lighting: 25-foot candles



SITE PHOTOS



WHY SOUTH CAROLINA?

You won't find a more hospitable or business-friendly climate than South Carolina. That's not just our opinion; Area Development Magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value equation to all businesses - enterprise or entrepreneurial.

321 Crossroads is located less than two hours from the Port of Charleston, which is now the second deepest port on the Eastern Seaboard at 52 feet. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.



Tax Incentives

- Fee-in-Lieu of Tax (FILOT)
- Special Source Revenue Credit (SSRC)
- Job Development Credit (JDC)
- Brownfield / Voluntary Cleanup Contract (VCC)
- ReadySC Workforce Training Grant
- Economic Development Set-Aside Grant
- Infrastructure Cost Sharing

MAJOR SC EMPLOYERS



SOUTH CAROLINA AT-A-GLANCE

#1

International MBA program (top 3 for the last 35+ years) & undergraduate international business program (for 25 consecutive years) at the University of South Carolina

U.S. News & World Report (2025)

BEST

Manufacturing workforce in the nation

Site Selection Magazine (2025)

126 M

Consumers within a day's drive

#1

State for overall cost of doing business

Area Development Magazine (2025)

#1

State for business incentives programs

Area Development Magazine (2025)

TOP 3

State for attracting jobs via foreign investment

IBM-plant Location International

#2

State for doing business

Area Development Magazine (2025)

#6

Highest population growth rate in the USA

#3

Best business climate in America

Site Selection Magazine (2025)



Cayce



LEXINGTON COUNTY INDUSTRIAL PARK

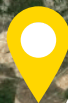
LOWE'S **REYES** **THE HOME DEPOT**

Domino's **TreeHouse**

kardex **unum**

LAGUNA **CED GREENTECH**

MARWIN **Wilsonart**



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