



*Offering Memorandum*

**±9,000 SF LIGHT INDUSTRIAL BUILDING**

236 STANDARD WAREHOUSE ROAD, LUGOFF, SOUTH CAROLINA 29078



## *deep experience in* **FLEX + LIGHT INDUSTRIAL**

The market for small to mid-sized industrial assets remains tight with limited inventory, high construction costs, and population growth in the Southeastern US buoying demand and pricing for existing assets.

Our team has facilitated sales, leases, and redevelopment plans on flex and light industrial assets throughout South Carolina. No two deals and no two days look alike, but guiding our clients through the proverbial briar patch of CRE transactions energizes us to do more and do better every time.

We're pleased to present this property in Lugoff, SC, ideally suited for owner-occupancy or potential investment.

“ Josh and his team's **steady hand and consistent, level-headed guidance** have been invaluable to me as I build my portfolio of properties. In over 15 years of being a real estate investor, I am very lucky to have had the opportunity to work with someone I can **trust** so much, and who has been an **integral part of my success.** ”

- ATTORNEY and INVESTOR, NEW YORK

*\*references available upon request*



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## CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

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# PROPERTY OVERVIEW

*236 Standard Warehouse Road, Lugoff, SC 29078*

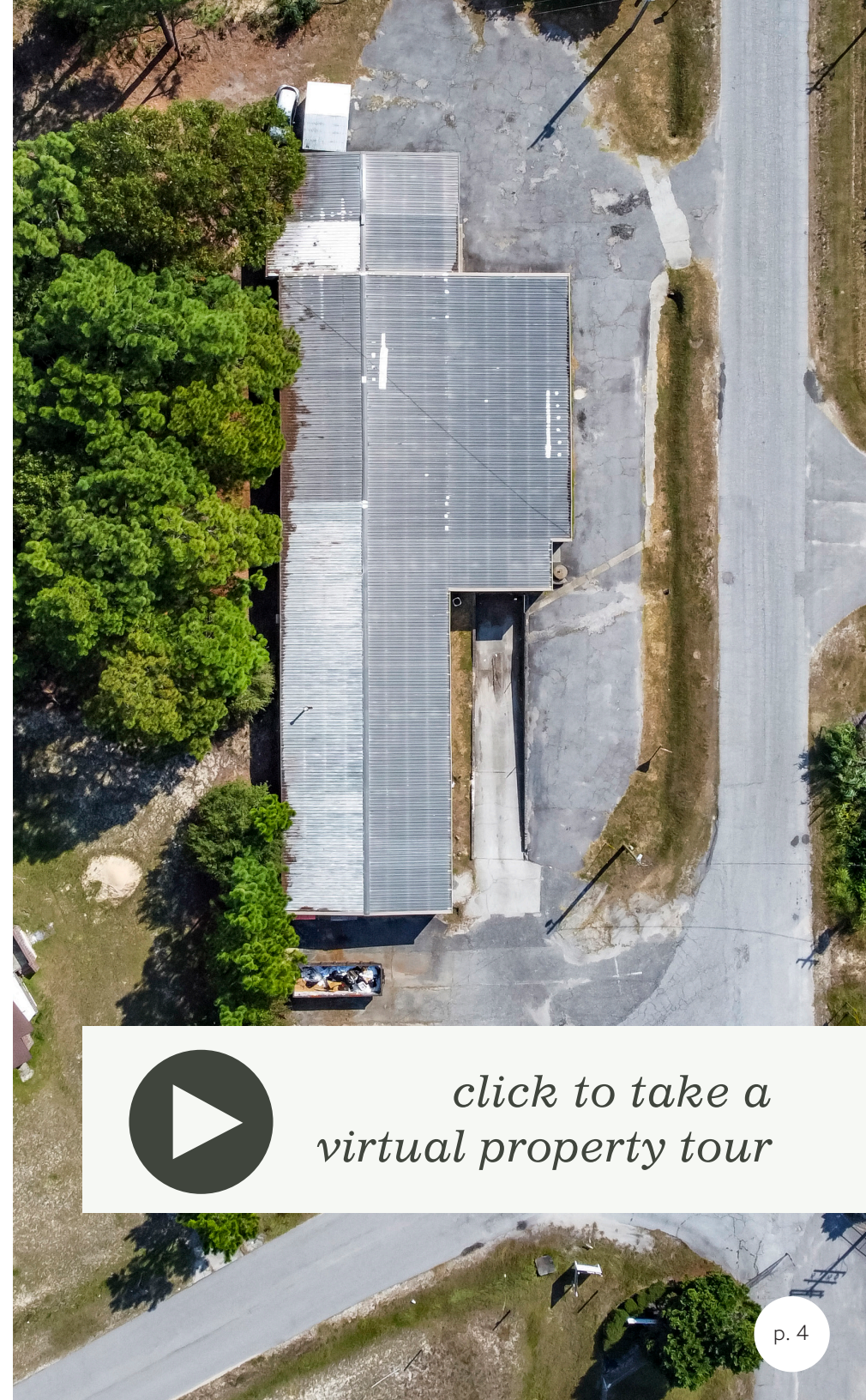
## INVESTMENT OR OWNER-USER OPPORTUNITY

Current owner-occupant desires short-term (~1 year) sale-leaseback, to be negotiated.

## PROPERTY DETAILS

County:	Kershaw
Parcel ID:	310-00-00-064
Building Size:	9,000 SF ±5,000 SF consisting of 4 offices, reception area and air-conditioned work area + ±4,000 SF of warehouse space
Lot Size:	
Property Type:	±.58 AC
Tenant:	Light Industrial
Doors:	Lugoff Industrial Textile Products Dock Door + Roll-Up Door
Parking Lot:	Recently repaved
Location:	Located among other manufacturing facilities and within 2 miles of I-20 with double-lane access via Hwy 601

**SALE PRICE: \$670,000**



*click to take a  
virtual property tour*



CAMDEN, SC



BOYLE DISTRIBUTION CENTER



## SURROUNDING AREA (E)

*236 Standard Warehouse Road, Lugoff, SC 29078*



ELGIN, SC



LUGOFF ELGIN HIGH SCHOOL

PEPPER RIDGE COMMUNITY

**Performance**  
SURFACES



## SURROUNDING AREA (W)

*236 Standard Warehouse Road, Lugoff, SC 29078*



LUGOFF, SC

LUGOFF ELGIN MIDDLE SCHOOL

BRAND NEW RESIDENTIAL DEVELOPMENT

**Performance**  
SURFACES



## SURROUNDING AREA (N)

*236 Standard Warehouse Road, Lugoff, SC 29078*

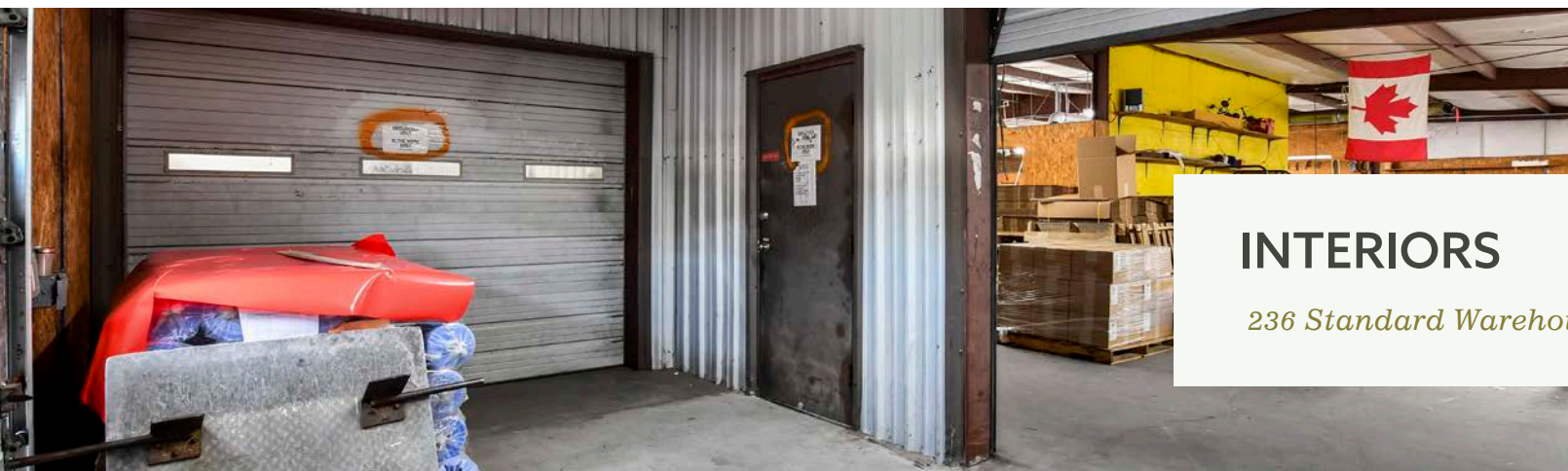
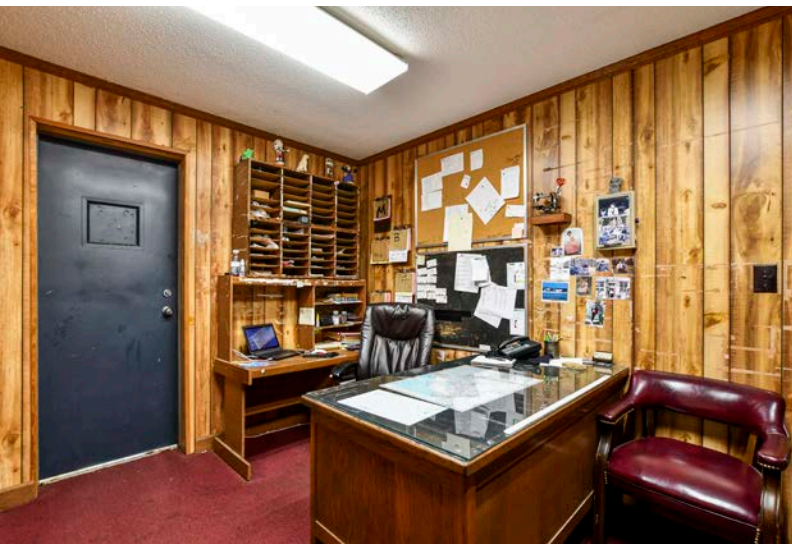
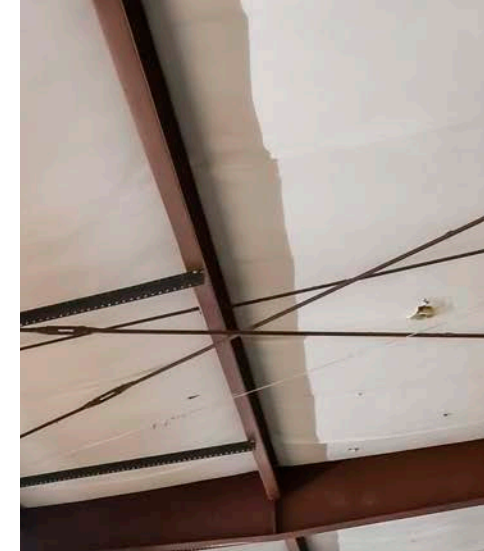




## SURROUNDING AREA (S)

*236 Standard Warehouse Road, Lugoff, SC 29078*





## INTERIORS

*236 Standard Warehouse Road, Lugoff, SC 29078*



For more information on 236 Standard Warehouse Road in Lugoff, South Carolina,  
please contact:

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