

CAMPUS 8 BUILDING B

CLASS A INDUSTRIAL FOR LEASE

1129 REDWOOD MATERIALS DRIVE
RIDGEVILLE, SC 29472

BUILDING B
275,271 SF AVAILABLE

READY FOR OCCUPANCY

75,000 SF to 275,271 SF available immediately.

ONSITE AMENITIES

Trails, Refuel C-store, childcare, food trucks, ponds, gathering space, sports fields, and pickle ball all nearby.

SUPERIOR LOGISTICS LOCATION

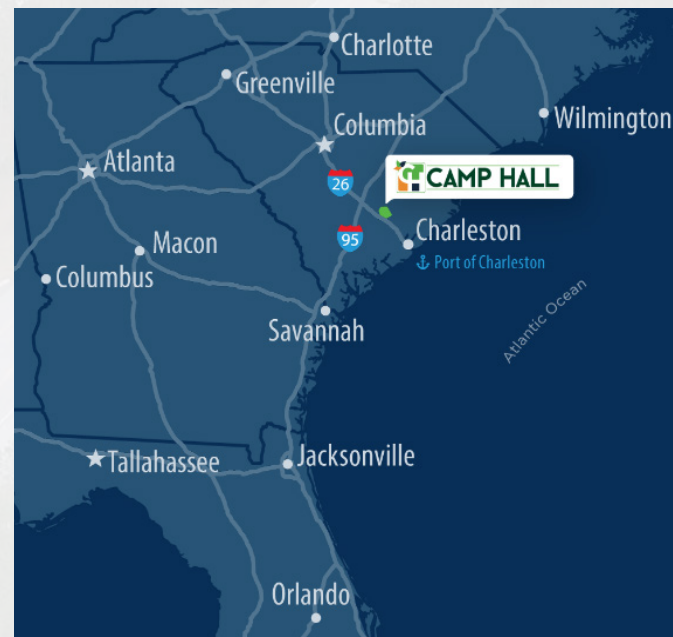
Direct access to I-26, rail access, minutes to the Port of Charleston and I-95, proximity to Southeast markets, and access to supply chains.

SURROUNDED BY A GROWING POPULATION

The Summerville/Jedburg submarkets have witnessed unprecedented residential and commercial growth in recent years.

INFRASTRUCTURE & HIGH POWER IN PLACE

Everything needed to be operational in place. Camp Hall provides more power suited for manufacturing tenants than other industrial parks.



FOR MORE INFORMATION:

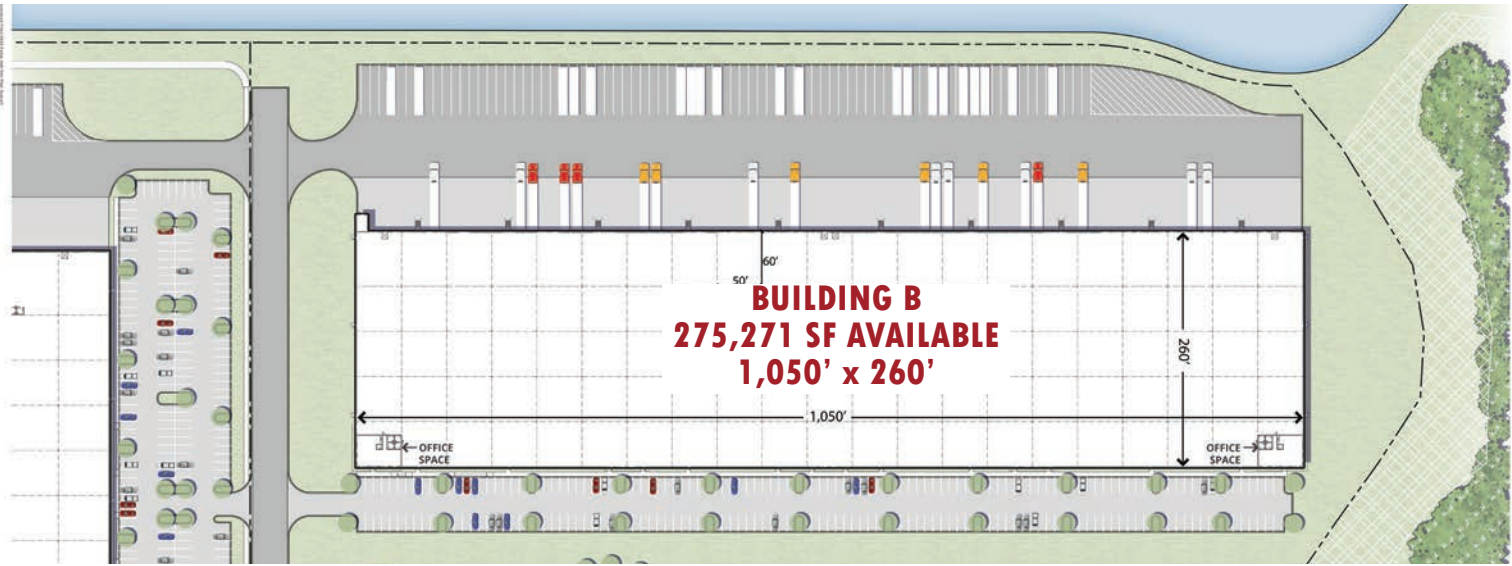
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BUILDING SPECIFICATIONS



BUILDING B

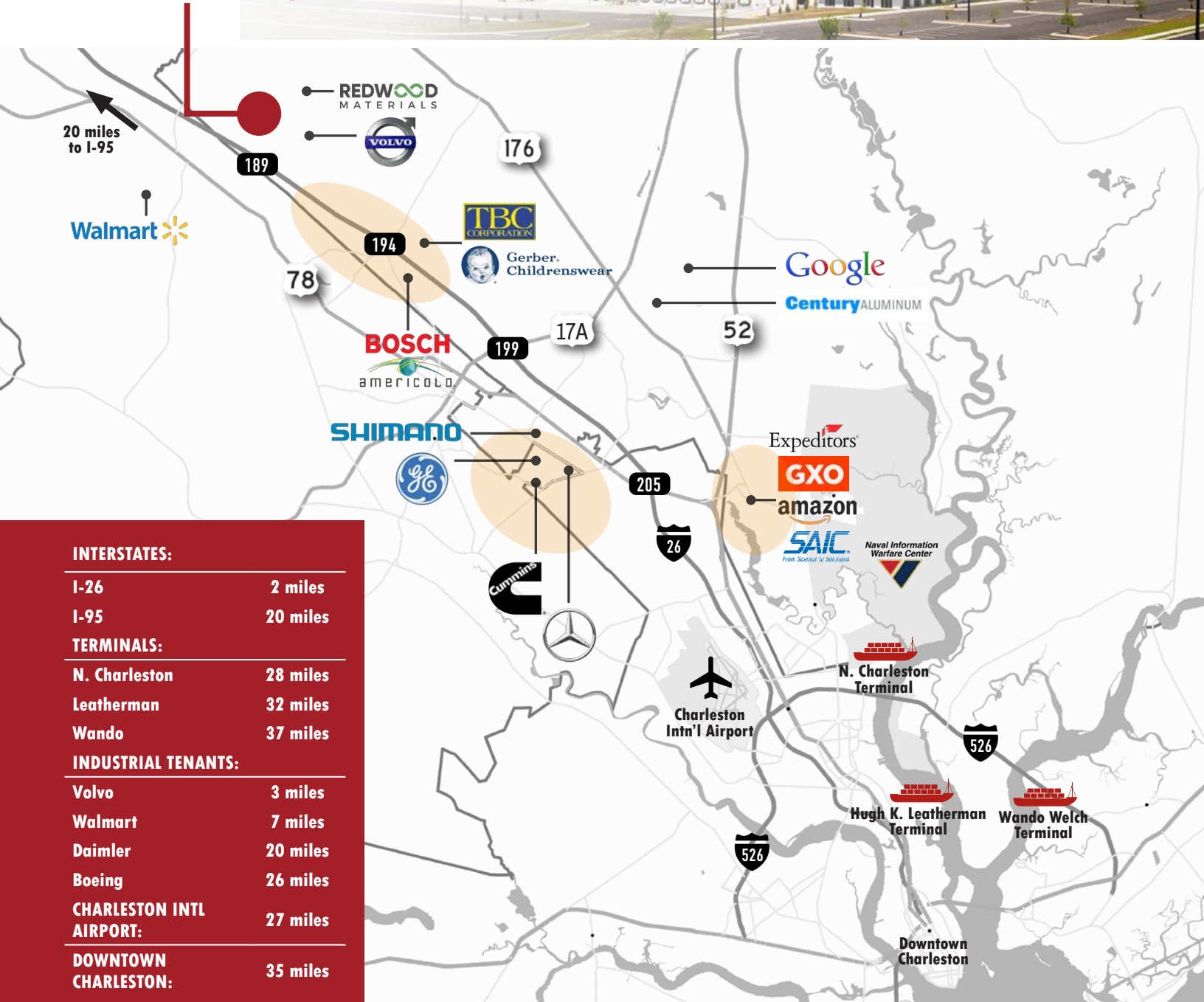
ADDRESS:	1129 REDWOOD MATERIALS DR
BUILDING SIZE	275, 271 SF
AVAILABLE SF:	275,271 SF
DIVISIBILITY:	±75,000 SF
DIMENSIONS:	1,050' x 260'
DOCK CONFIGURATION:	
MAIN OFFICE:	3,658 SF Total 2 Offices 1,829 SF Each
CLEAR HEIGHT:	36'
DOCK HIGH DOORS:	70 (9' x 10')
DRIVE-IN DOORS:	2
COLUMN SPACING:	50' x 50' with 60' Speed Bays

FLOOR THICKNESS:	7" 4000 PSI
SPRINKLER:	ESFR with K-22 & K-17 Heads
LIGHTING:	25 FC 4' x 4' Clerestory Windows
POWER*:	2 Transformers - Both feed 800 A Service Power
CONSTRUCTION:	Tilt-Up Concrete
ROOF:	45-mil TPO
AUTO PARKING:	194
TRAILER PARKING:	81
TRUCK COURT DEPTH:	185'

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