



SOUTHEAST
INDUSTRIAL PROPERTIES



VIRTUAL TOUR

VIEW LISTING

LEASE RATE:

\$4.50

PSF NNN

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FOR LEASE

±223,769 SF Industrial Space

235 STANDARD WAREHOUSE RD | LUGOFF, SC

This property is a ±516,121 SF industrial building with ±223,769 square feet for lease (subdividable to 109,600 square feet.) With ±4,764 square feet of office space and a ±2,507-square-foot maintenance building, this facility is ideal for a user looking to establish a streamlined operation with ample administrative space and on-site maintenance capabilities.



LIGHTING
LED
throughout



DOCKS
11 dock-high doors
1 drive-in door



POWER
800 amps
480V, 3ph

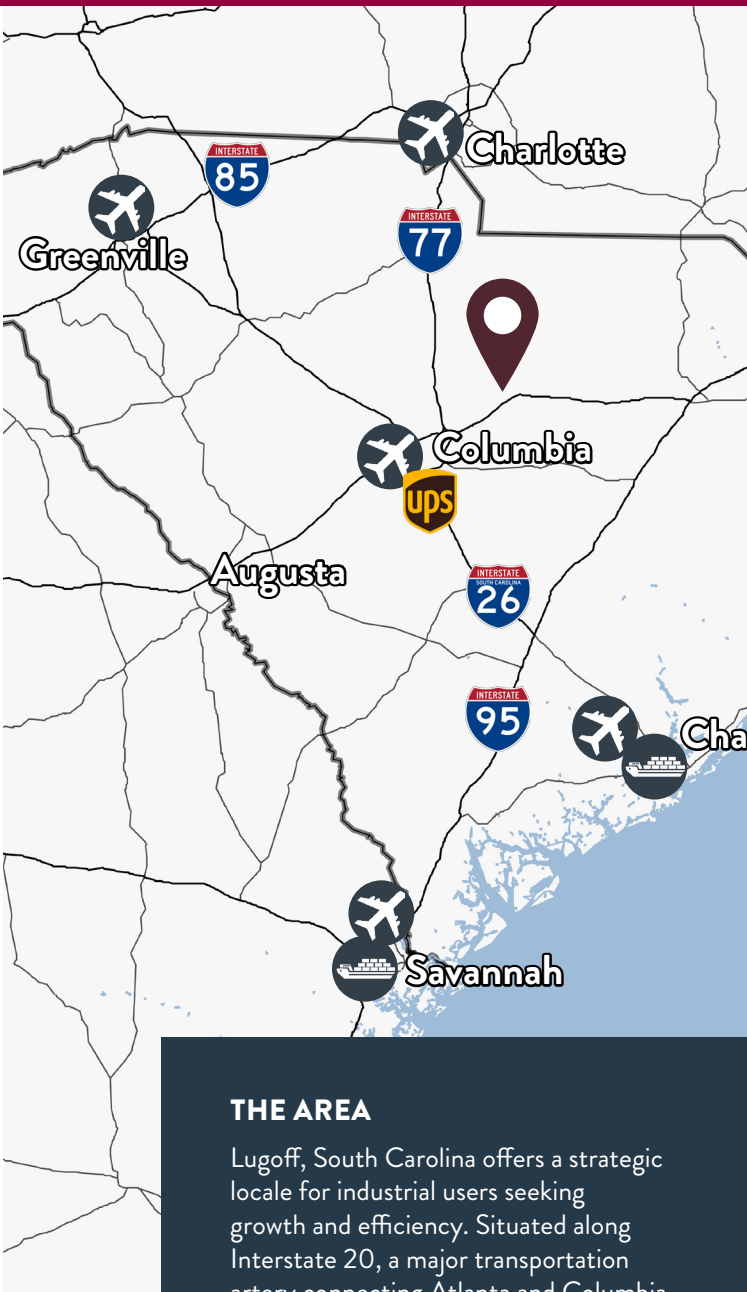


SPRINKLERS
ESFR

Colliers

Key Details

BUILDING AREA	516,121 SF building
	Area for lease: ±223,769 SF
	(subdividable to ±109,600 SF)
	- ±4,764 SF office space
BUILDING DIMENSIONS	- ±2,507 SF maintenance building
COLUMN SPACING	362' X 1412'
SITE SIZE	100' x 20'
CLEAR HEIGHT	±34.29 acres
SPRINKLERS	21'
HVAC	ESFR (improved 2026)
LIGHTING	100% heated & cooled office
DOCKS	LED throughout
SECURITY	11 dock-high doors
PARKING	(9' X 10') with manual pit levelers
WATER/SEWER	1 drive-in door
POWER	Fully fenced
2025/2026 IMPROVEMENTS	±25 spaces (expandable)
	City of Lugoff
	Duke Energy 800 Amps
	New TPO membrane roof
	Painted exterior
	LED lighting
	Warehouse heaters



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	±1.47 miles
Interstate 77	±20.4 miles
Interstate 26	±32 miles
Columbia Metropolitan Airport	±41 miles
Charlotte Douglas International Airport	±91 miles
Port of Charleston	±124 miles

POTENTIAL RAIL ACCESS



FOR LEASE | 235 STANDARD WAREHOUSE ROAD, LUGOFF, SC

PROPERTY PHOTOS

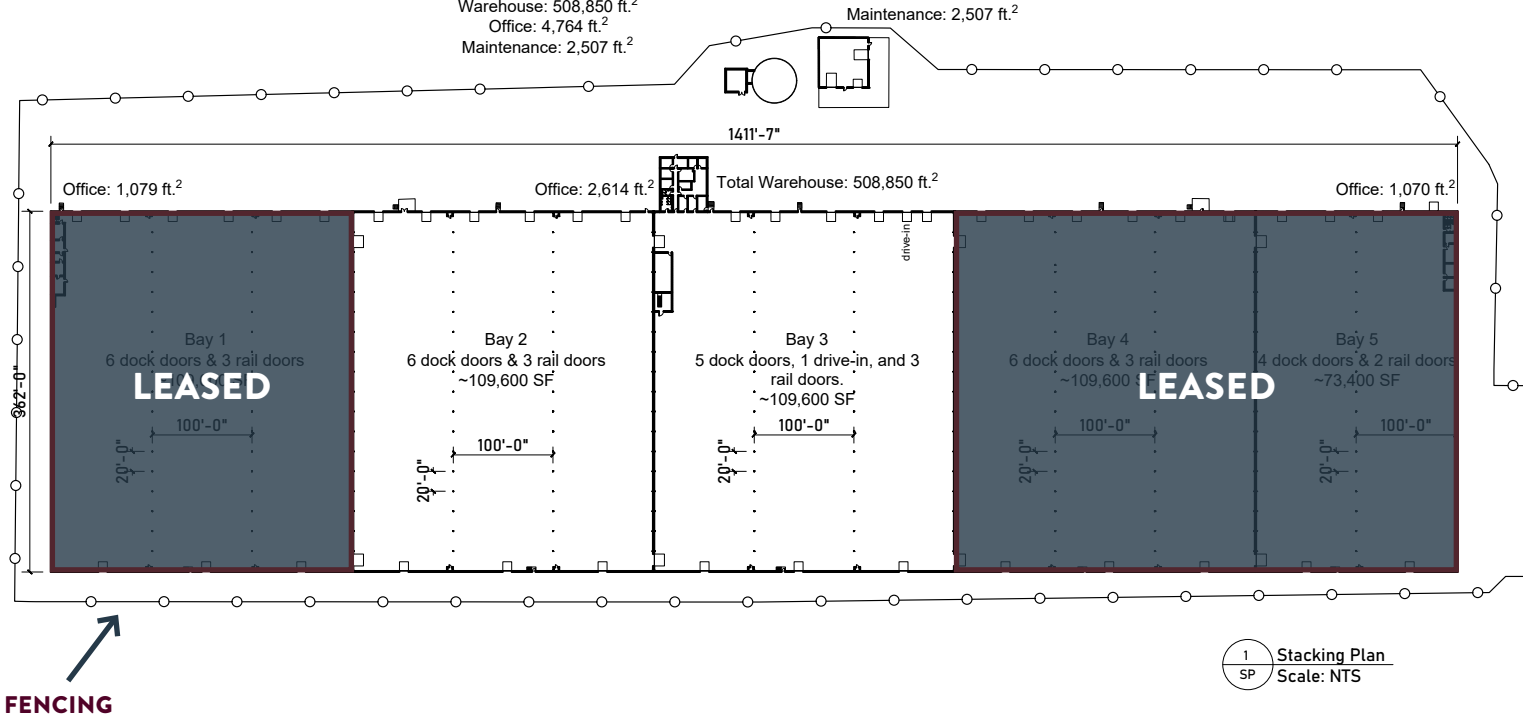




VIRTUAL TOUR 

VIEW LISTING 

Total GLA: 516,121 ft.²
 Warehouse: 508,850 ft.²
 Office: 4,764 ft.²
 Maintenance: 2,507 ft.²



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