

LEASING OPPORTUNITY IN LAURENS COUNTY, SC

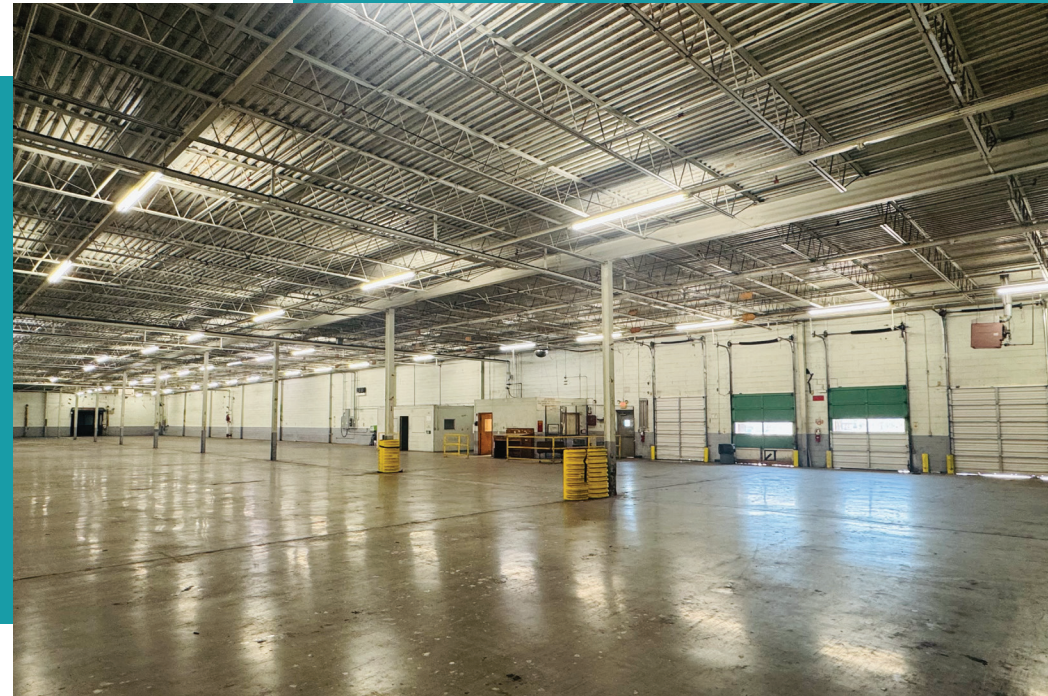
\$3.15/SF NNN + \$0.22/SF OPEX

± 189,830 SF INDUSTRIAL PROPERTY

28966 US-76, CLINTON, SC

Prime Industrial Facility with Warehousing & Manufacturing Capabilities

KLUE
REAL ESTATE ADVISORS
BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES



PROPERTY OVERVIEW

Klue Real Estate Advisors is pleased to present a unique opportunity to lease a ±189,830 SF industrial property in Laurens County, SC. Conveniently located along Clinton's industrial corridor and only a six-minute drive to I-26, this property is set up well for warehousing and manufacturing uses, with a very competitive rental rate.

28966 US-76, CLINTON, SC

KLUE
REAL ESTATE ADVISORS
BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES



PROPERTY HIGHLIGHTS

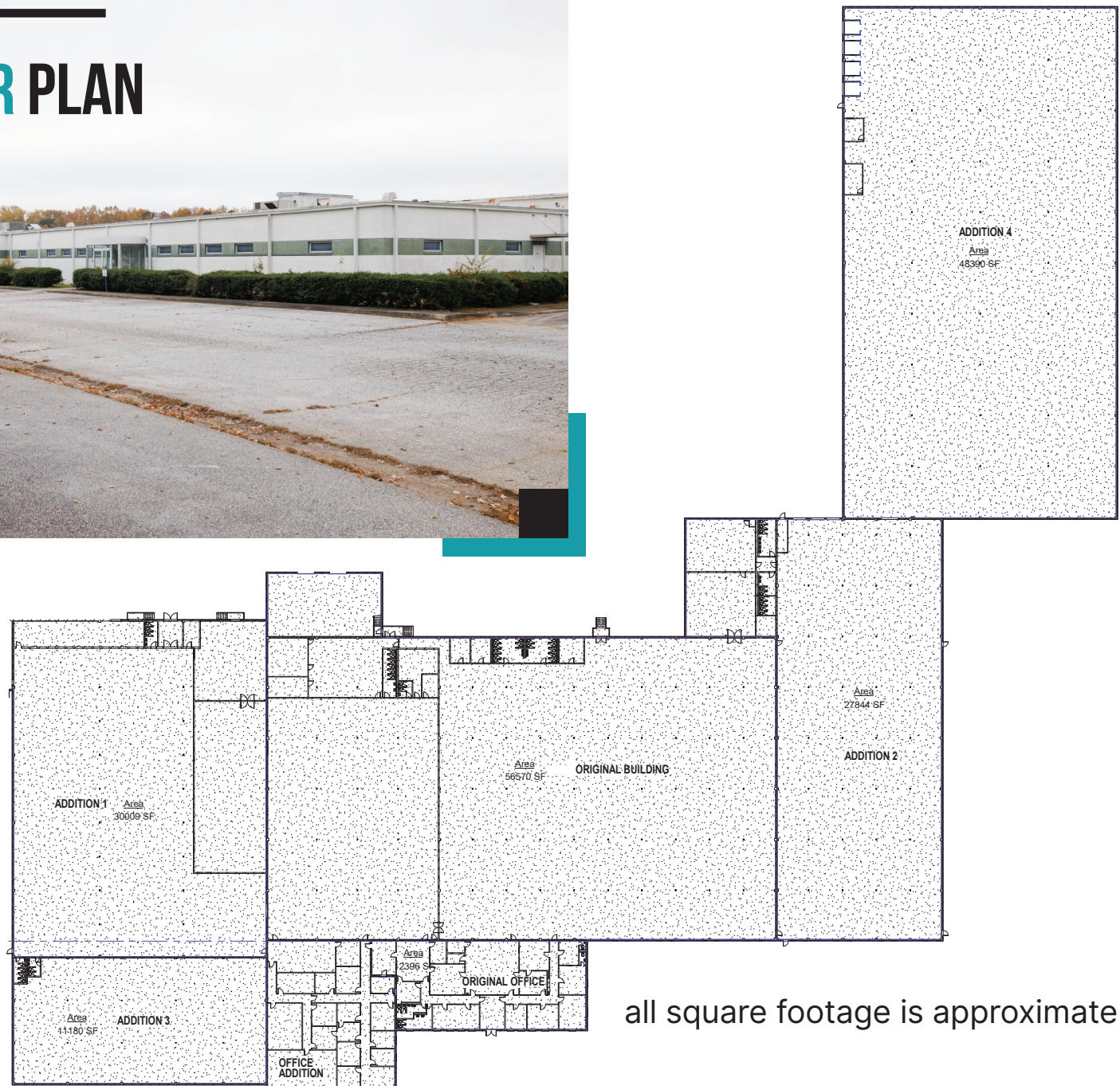
- 10 docks in three locations on the building
- Spacious truck court with ample trailer parking
- Wet sprinkler system
- Clear heights ranging from 11.5' to 17' inside warehouse
- Column spacing ranging from 20' x 30' to 30' x 40' inside warehouse
- All utilities available, with heavy 3-phase power
- ±13,000 SF of office space with bathrooms and breakroom

RENTAL RATE : \$3.15/SF NNN
OPERATING EXPENSES : \$0.22/SF

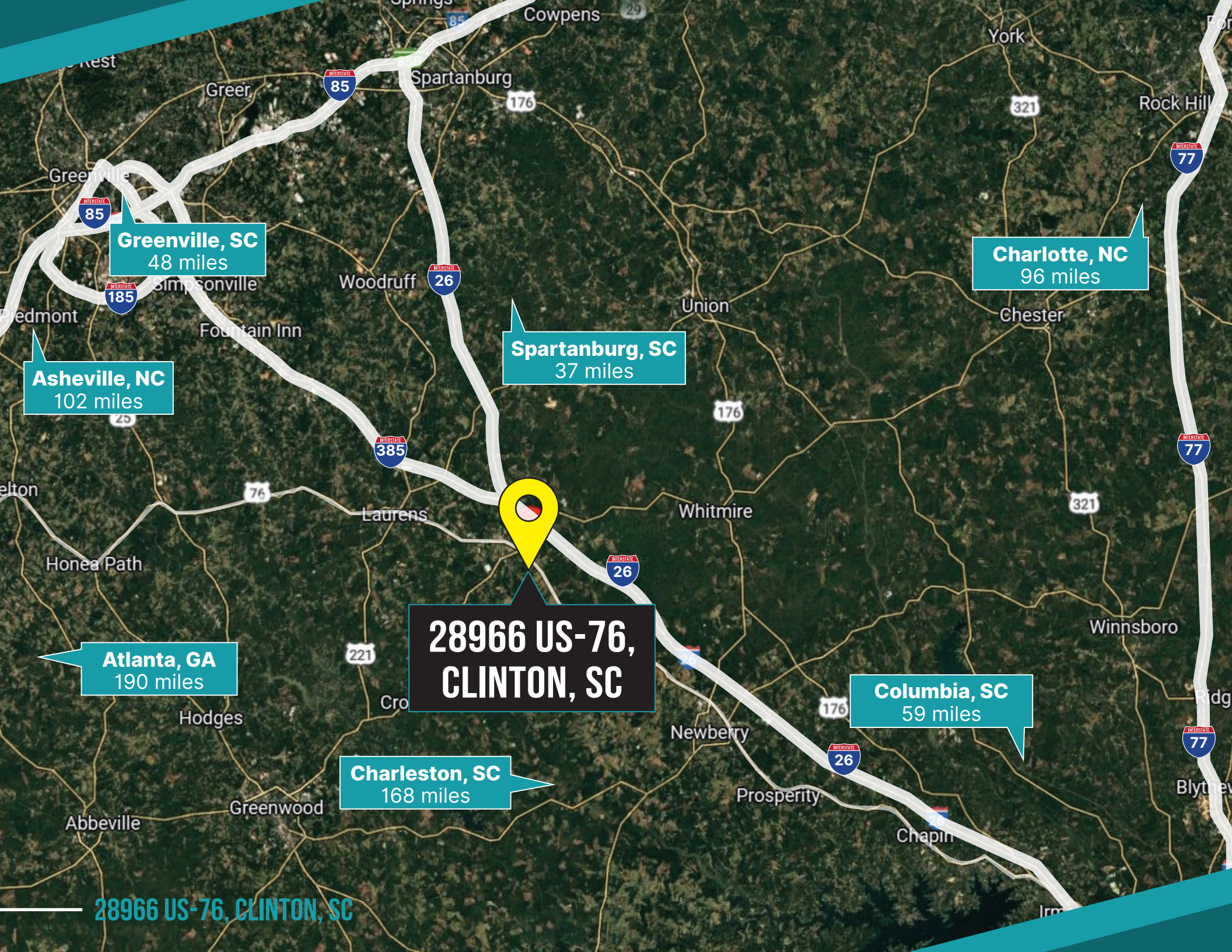
28966 US-76, CLINTON, SC

KLUE
REAL ESTATE ADVISORS
BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES

FLOOR PLAN



all square footage is approximate



Greenville, SC
48 miles

Charlotte, NC
96 miles

Asheville, NC
102 miles

Spartanburg, SC
37 miles

**28966 US-76,
CLINTON, SC**

Columbia, SC
59 miles

Atlanta, GA
190 miles

Charleston, SC
168 miles

28966 US-76, CLINTON, SC

EXCLUSIVELY MARKETED BY:

Disclaimer:

©2026 Klue Real Estate Advisors, LLC. We have obtained the contained information from sources we believe are reliable. We have not, however, verified that all information is accurate and make no guarantee, warranty, or representation of it. The information is subject to the possibility of errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice, and it is not a substitute for a thorough due diligence investigation. We include opinions, projections, estimations and assumptions for example purposes only. This information may not represent current or future performance of the property. Seek legal advise and conduct due diligence if exact numbers are desired.

Klue Real Estate Advisors, LLC and the Klue Real Estate Advisors logo are trademarks of Klue Real Estate Advisors, LLC and/or its affiliates. All other logos or company materials displayed in these contents are the property of their respective owners.



Chris Schweighart, CCIM
Senior Vice President | Industrial & Office
Klue Real Estate Advisors
864.640.7310 | Chris@KlueREA.com

28966 US-76, CLINTON, SC

