

PINE HILL BUSINESS PARK



DIVISIBLE TO 15,000 SF

AVAILABLE FOR LEASE

FIRST PHASE: TWO CLASS A 90,000 SF INDUSTRIAL BUILDINGS

BREAKING GROUND SOON!



RESEARCH CENTER DRIVE, SC 29472

BRIDGE-COMMERCIAL.COM

OVERVIEW



Specs

ADDRESS: RESEARCH CENTER DRIVE

CITY: RIDGEVILLE, SC

ACRES: 30.20 ACRES

BLDG AREA:

BUILDING 1 ±90,000 SF

BUILDING 2 ±90,000 SF

DIMENSIONS: 150' DEEP X 600' LONG

CLEAR HEIGHT: 28'

COLUMN SPACING: 50' X 50'

SPEC OFFICE: 2,000 SF

AUTO PARKING: 288 PARKING SPACES PHASE 1

ELECTRICAL:

2,500 KVA 480/277V TOTAL PER BUILDING.

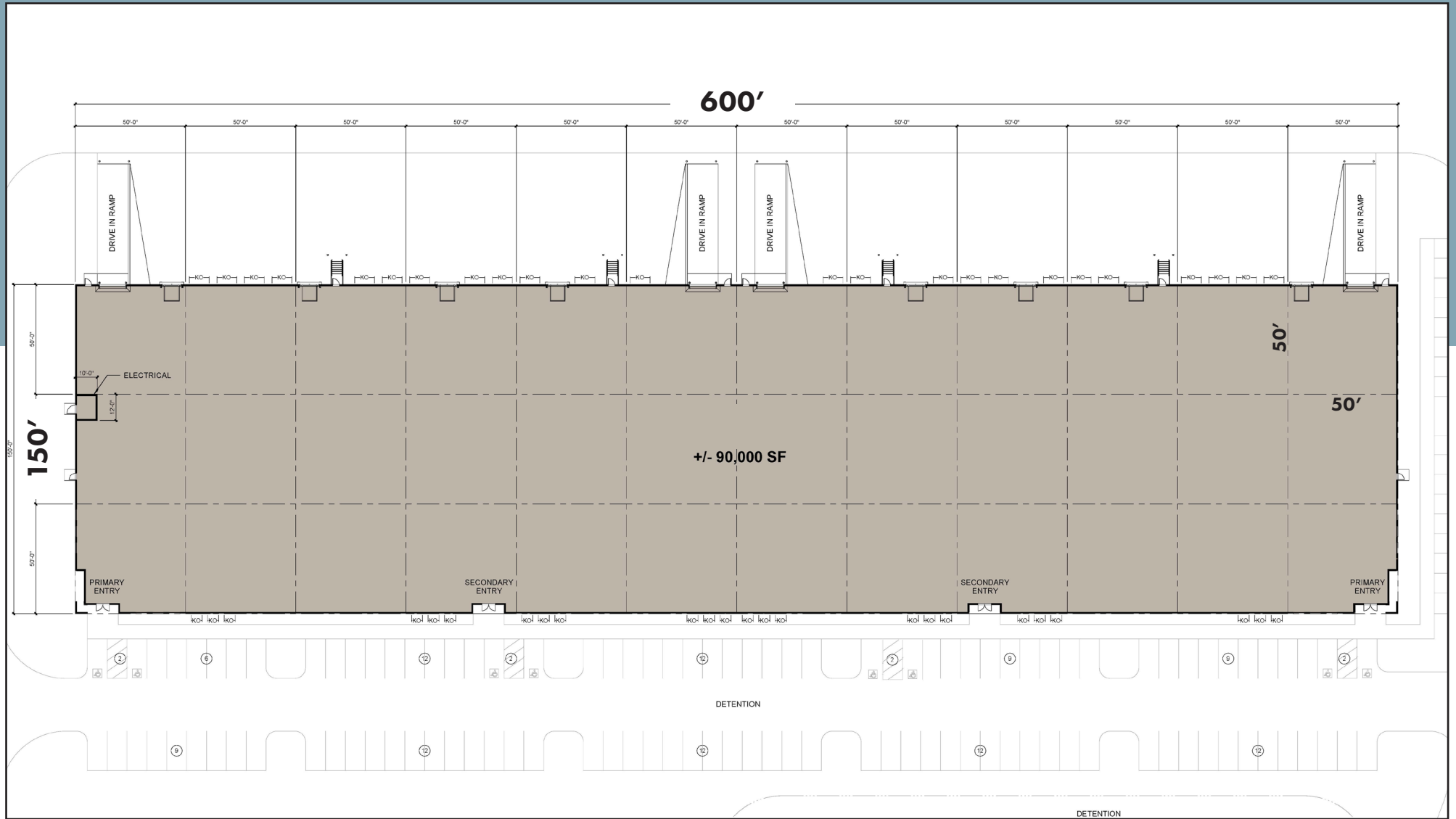
400A - 480/277V EACH TENANT SUITE

DOCK DOORS: TEN 9' X 10' DOORS PER BUILDING

DRIVE-IN DOORS: FOUR (4) PER BUILDING

REPRESENTATIVE FLOOR PLAN

BUILDING 1 & 2



MAP OVERVIEW



DISTANCE TO:	
GOOGLE	0.2 MILES
PALMETTO COMMERCE PARK	9.5 MILES
I-26 (Exit 199)	11.4 MILES
SCSPA RIDGEVILLE	15.2 MILES
CHS AIRPORT	19.1 MILES
CAMP HALL	20.8 MILES

CAMP HALL

SCSPA RIDGEVILLE

nexton

EXIT 199

INTERSTATE 26

17

PINE HILL BUSINESS PARK

Google

SUMMERS CORNER.

PALMETTO COMMERCE PARK

CHARLESTON INTERNATIONAL AIRPORT

SOUTH CAROLINA PORTS



AMENITY PHOTOS



PINE HILL BUSINESS PARK



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