

235 STANDARD WAREHOUSE
ROAD | LUGOFF, SC

±406,503 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$4.50 NNN

VIEW LISTING

southeastindustrialproperties.com

PROPERTY HIGHLIGHTS

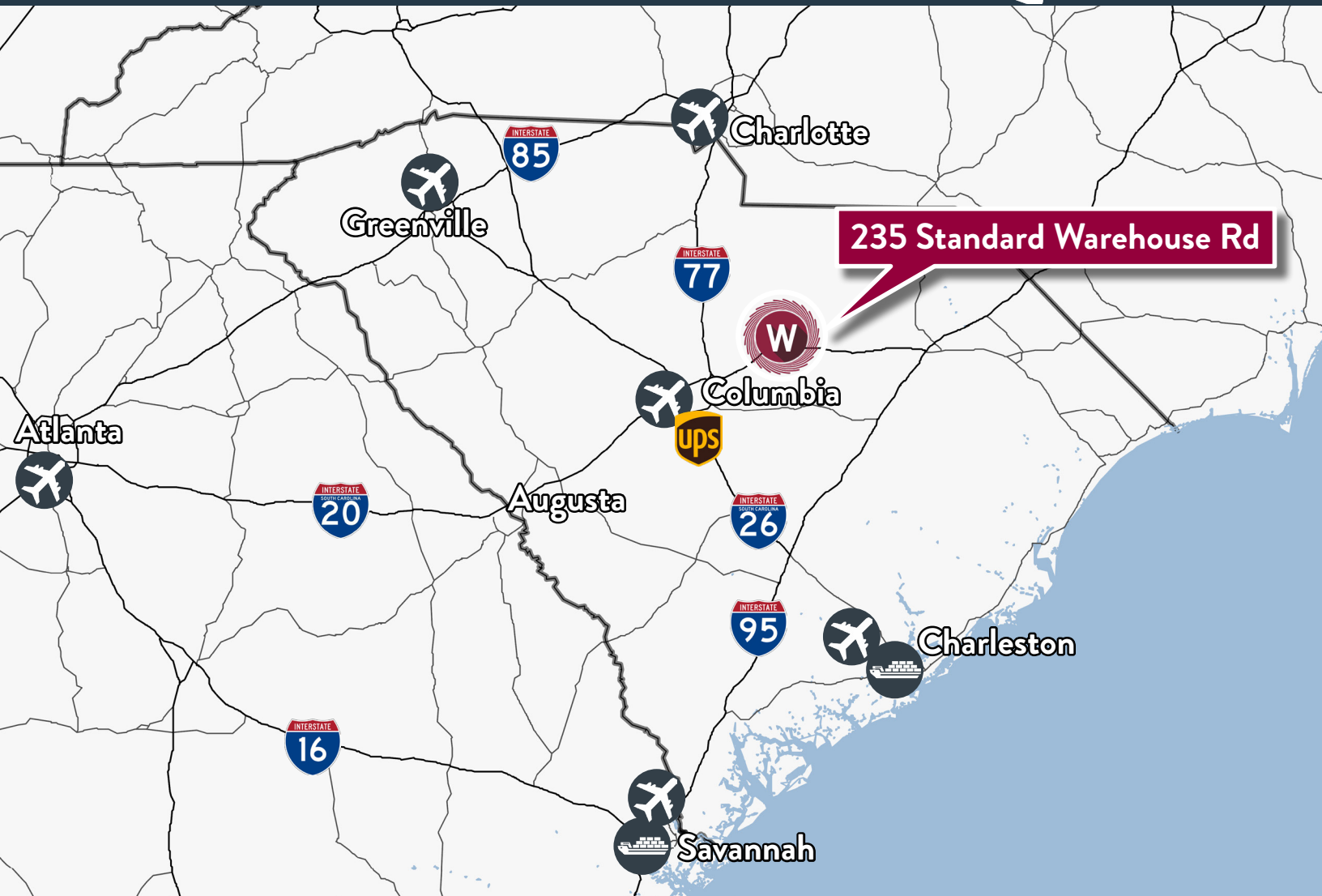
- Building area: 516,121 SF
Area for lease: ±406,503 SF
subdividable to ±73,400 SF
±4,764 SF office space
±2,507 SF maintenance building
- Subdividable to ±73,400 SF
- Column spacing: 100' X 20'
- Dimensions: 362' X 1412'
- Site: ±34.29 acres
- Year built: 1973
- 2025/2026 Improvements:
 - New TPO Membrane roof
 - Painted exterior
 - LED lighting
 - Warehouse heaters
- Security: fully fenced
- Sprinklers: ESFR (improved 2026)
- Dock loading: 27 dock-high doors (9' X 10') with manual pit levelers
- Utilities:
 - Power: Duke Energy | 800 Amps
 - Water/Sewer: City of Lugoff

Colliers

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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.

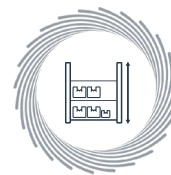
DISTANCE

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

PROPERTY FEATURES



PARKING
±25 spaces
(expandable)



CLEAR HEIGHT
21'



SPRINKLERS
ESFR



HVAC
100% heated & cooled office



LIGHTING
LED throughout



DOCKS
21 dock-high doors
1 drive-in door



POWER
800 amps
480V, 3ph



PROPERTY PHOTOS



POTENTIAL RAIL ACCESS





INVISTA™

84
LUMBER

Jayco

PROPAC
PROTECTIVE PACKAGING, INC.

Knight's
COMPANIES

CONNER
INDUSTRIES

RWP ROY'S
WOOD PRODUCTS

Crawford
SPRINKLER CO.
OF RALEIGH, INC.

INTERSTATE
20

601

EXIT 92

DANA

CHEP

MANGOR

Carolina Covers

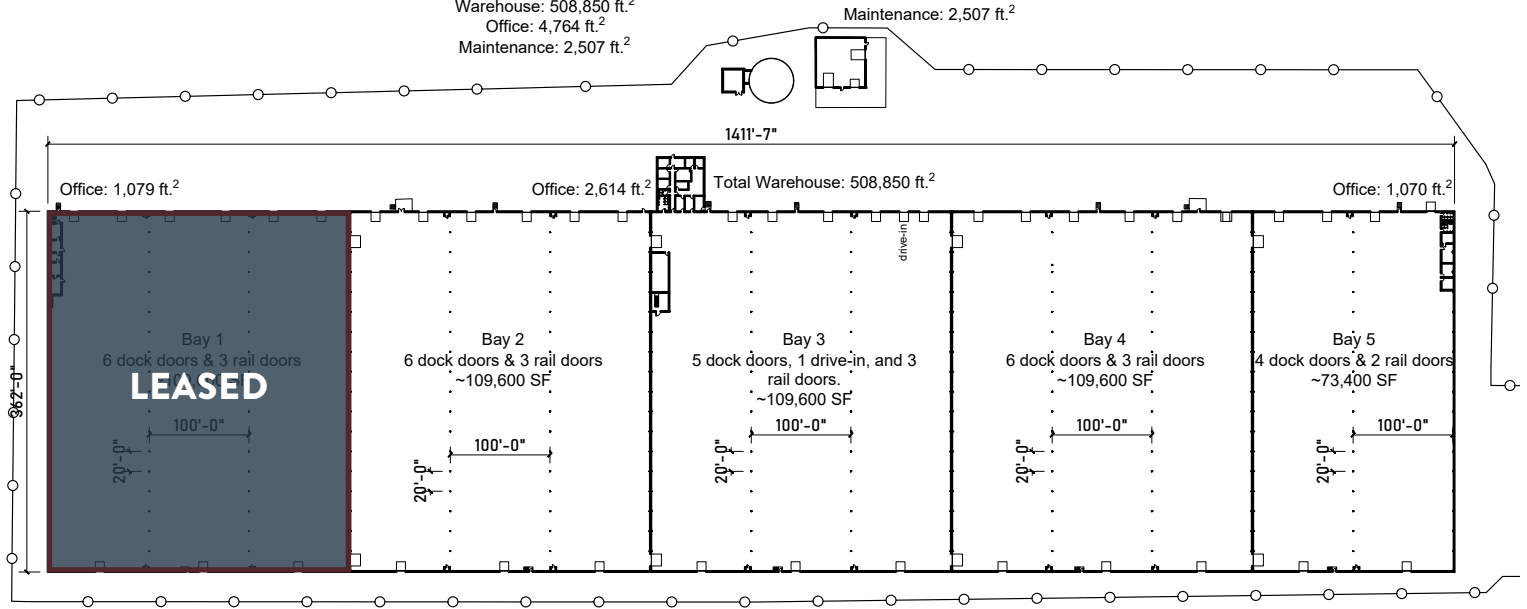
STU

Target
Distribution Center

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



FENCING

1 Stacking Plan
 SP Scale: NTS

RAIL SPUR NOT IN PLACE

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