



EXCLUSIVE LISTING

INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

Bailes Ridge *Flex Development*

CLASS A FLEX & INDUSTRIAL SPACE FOR LEASE

105,300 SF

TOTAL
PROJECT SIZE

1,500-42,000 SF

CONTIGUOUS
AVAILABLE

\$22/SF

NNN LEASE RATE

21'

CLEAR HEIGHT

4

BUILDINGS |
SHELL DELIVERY

PROPERTY OVERVIEW

A new standard for *flex industrial* in the Carolinas.

New Class A flex/industrial development on Bailes Ridge Road in Indian Land, Lancaster County, SC, featuring shell buildings designed for flexible tenant upfits. Modern tilt-wall construction, 21' clear ceiling heights, and contemporary architecture make this an ideal home for office/warehouse, light industrial, and service users.



Designed for *versatility.*

01 FOUR-BUILDING PARK Four-building flex/industrial park with shell buildings and future upfit potential.	02 21-FOOT CLEAR CEILING HEIGHTS Measured from finished floor to bottom of steel at dock doors, suitable for a wide range of operational requirements.
03 CONTEMPORARY ARCHITECTURE Modern façades with aluminum-clad entry canopies, wood soffits, recessed lighting, and clerestory windows for enhanced daylight.	04 FLEXIBLE SUITE SIZES Approx. 1,500 SF to 42,000 SF with the ability to combine bays and buildings. Building sizes: (1) 24,300 · (2) 42,000 · (3) 18,000 · (4) 21,000 SF.
05 LOADING & DRIVE-IN BAY DOORS Site and building layouts optimized for efficient loading and logistics.	06 MULTIPLE ACCESS POINTS Efficient internal truck and auto circulation from Bailes Ridge Road with dedicated on-site parking for employees and visitors.

Four buildings. *Infinite Configurations.*



- ± 6.5 miles to I-77
- ± 7 miles to I-485
- Direct access via Hwy 521 & Hwy 160

- Indian Land-Current Households: ~5,300
- Lancaster County population projected to exceed 192,000 by 2050

- Sun City Carolina Lakes
- RedStone
- Costco, Target, MUSC
- Rapidly growing Indian Land market

BAILES RIDGE ROAD

- Bailes Ridge Road
- Indian Land, Lancaster County, South Carolina
- Strategically positioned to serve the greater Charlotte metro with convenient regional access.

FOR MORE INFORMATION
& INQUIRIES, CONTACT:



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IDEAL USES

- Flex office/warehouse
- Light industrial
- Retail
- Showroom and distribution
- Service and last-mile operations



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P. 05 BAILES RIDGE / INDIAN LAND, SC