

1000 SOUTHERN PATIO PARKWAY

ROWESVILLE, SC 29133

AVAILABLE

3 DOCK HIGH DOORS

± 60,000 SF AVAILABLE FOR LEASE

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PROPERTY OVERVIEW

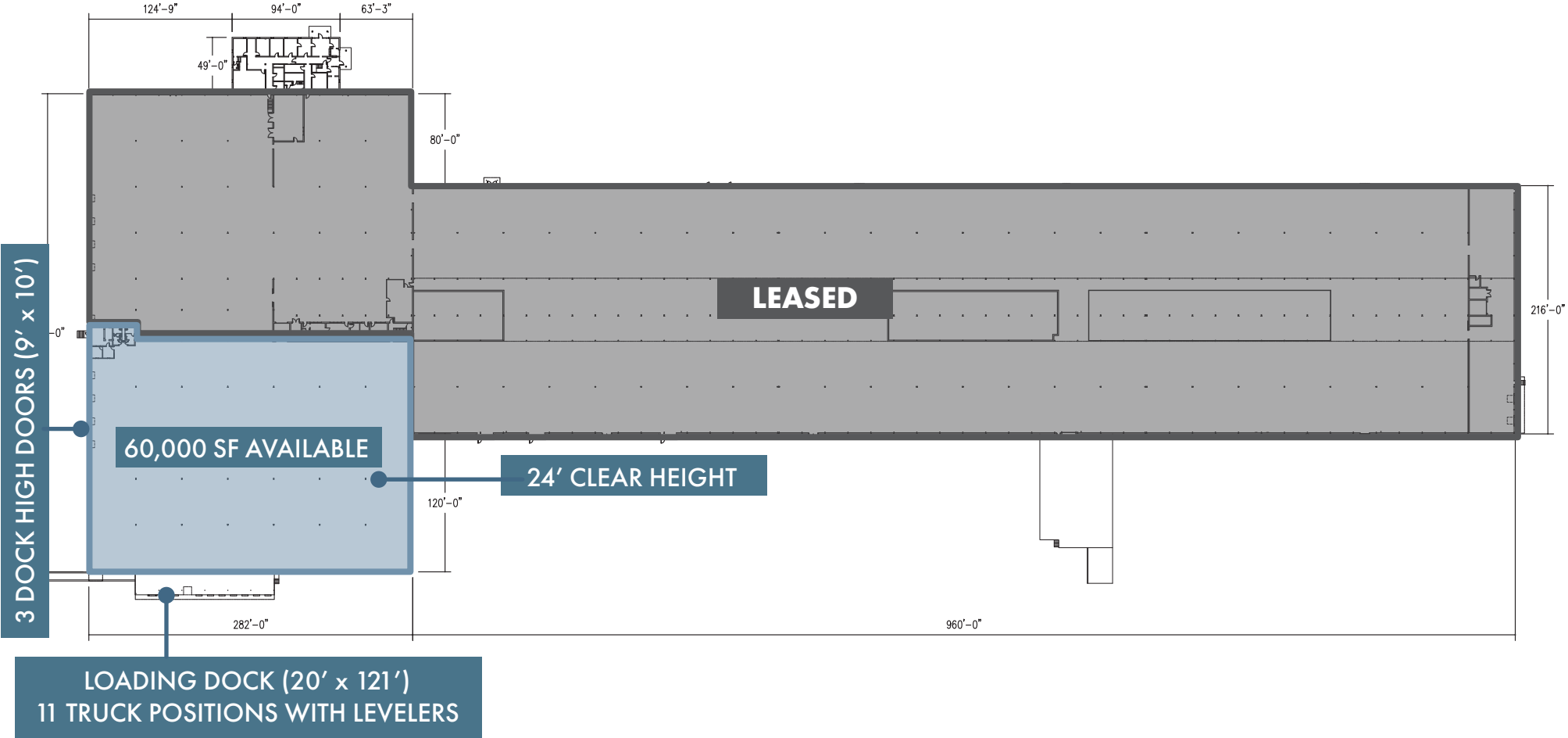
1000 Southern Patio Pkwy

BUILDING SIZE:	326,000 SF	CEILING HEIGHT:	26'	PARKING:	300 Spaces
AVAILABLE SF:	+/- 61,000 SF	COLUMN SPACING:	(40' x 40') & (40' x 20') typical bay sizes	POWER:	Orangeburg DPU - 13,200 Volts
LAND SIZE:	57.01 Acres	LIGHTING:	50% LED & 50% HALOGEN	NATURAL GAS:	Orangeburg DPU - 10" Main
ZONING:	Heavy Industrial	DOCK HIGH DOORS:	Three (3)	WATER:	Orangeburg DPU - 8' Main
TMS:	0170-00-00-02-009	LOADING DOCK:	(20' x 121') 11 (Eleven) Truck Positions - Canopy Covered		
COUNTY:	Orangeburg County	SPRINKLER SYSTEM:	Wet. Sprinkler work underway		



THE PLAN

1000 Southern Patio Pkwy



PROPERTY PHOTOS

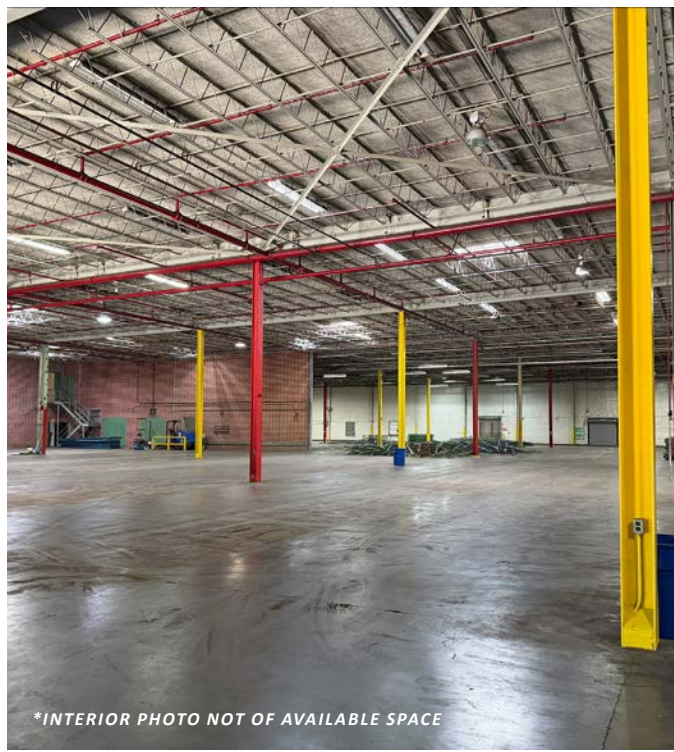
1000 Southern Patio Pkwy



**FUTURE MANUFACTURING PLANT:
FERRARA CANDY COMPANY**



BRIDGE-COMMERCIAL.COM



**INTERIOR PHOTO NOT OF AVAILABLE SPACE*



**INTERIOR PHOTO NOT OF AVAILABLE SPACE*

Location Map



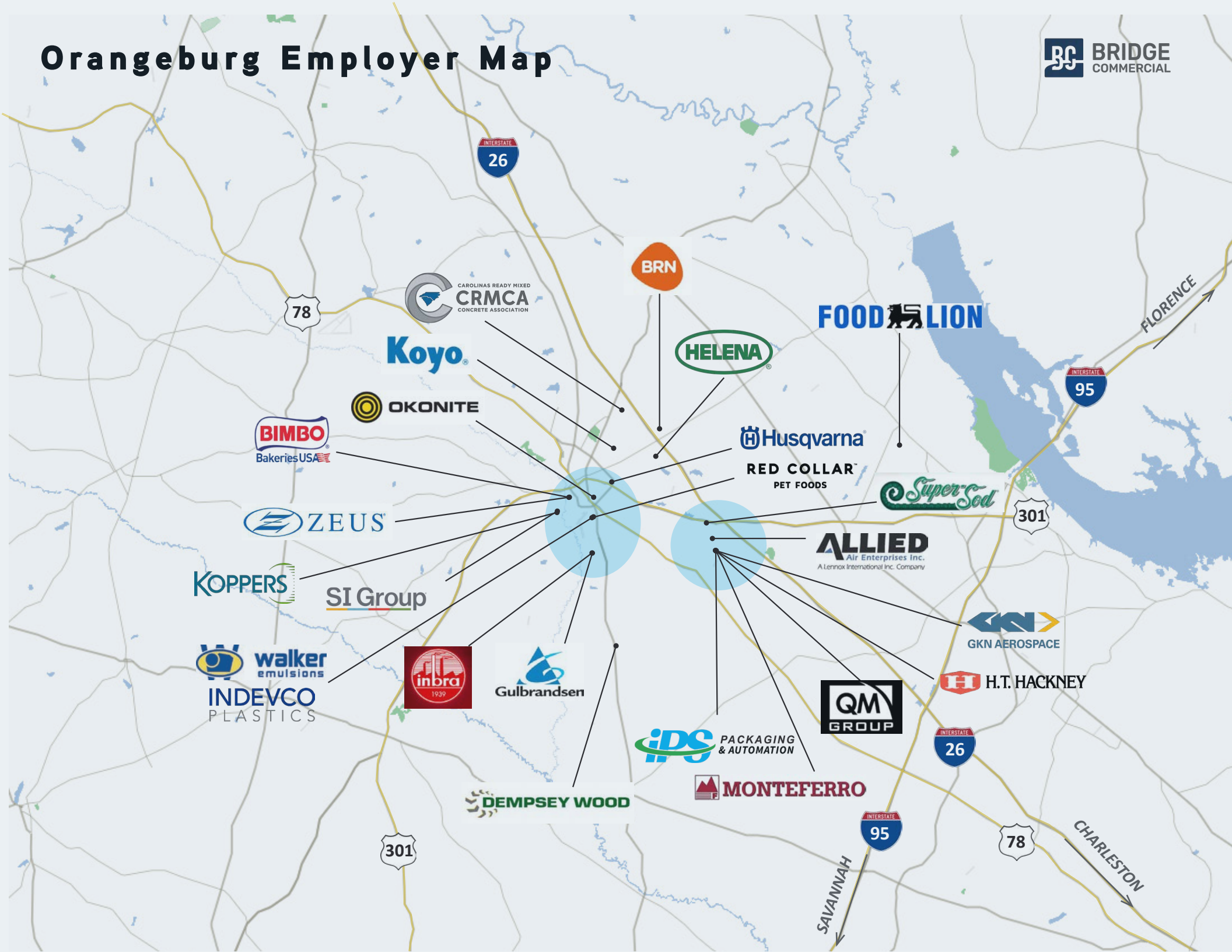
DRIVE TIME ANALYSIS

1000 SOUTHERN PATIO PKWY

TO DOWNTOWN ORANGEBURG:	11 Minutes
TO COLUMBIA, SC:	57 Minutes
TO CHARLESTON, SC:	1 Hour 10 Minutes
TO SAVANNAH, GA:	1 Hour 50 Minutes

TO SCOUT MOTORS:	1 Hour 9 Minutes
TO PORT OF CHARLESTON:	1 Hour 16 Minutes
TO I-26:	11 Minutes
TO I-95:	26 Minutes
TO I-77:	1 Hour 10 Minutes

Orangeburg Employer Map



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