



Virtual tour



Watch property video

2500

Rowesville Road
Orangeburg, SC

±185,260 SF Multimodal
Industrial Space Rail Served by
Norfolk Southern

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Highlights



2500 Rowesville Road is an industrial building situated on ± 163.59 acres including ± 1.5 acres of secured lay-down yard with room for expansion. The building is rail served by Norfolk Southern's main line and features daily switches with 280' existing rail siding for handling up to 13 rail cars at a time. The existing site infrastructure allows for a variety of manufacturing, distribution and assembly users.

- Building Area: $\pm 361,526$ SF
- Available: $\pm 185,260$ SF (subdividable)
Includes $\pm 4,357$ SF main office
- Year built: 1969
- Construction:
Walls | block, brick, concrete Panels
Floors | 4" - 6" Concrete
Columns | 32' - 40' x 40' - 60' (varies by space)
- Dock doors:
4 dock-high doors (8' x 10') with load levelers
2 drive-in doors
Access to 2 additional drive-in doors
- Clear height: 22'
- LED and T-5 lighting (varies by space)
- 100% wet sprinklers
- Ample 3-phase, 2,000 amps, 480/600v power

Lease rate

\$3.75 PSF NNN

Sale price

Contact brokers



The area

The site is located on US-21 (Rowesville Road) in Orangeburg County, SC in between Okonite Company Inc. and Gulbrandsen Manufacturing Inc. 2500 Rowesville Road is situated within South Carolina's Global Logistics Triangle and is halfway between Columbia, the state capital and the Port of Charleston.

Distance

Interstate access

I-26 | 8 miles
I-95 | 22 miles

Airport access

Orangeburg Municipal Airport (OGB) | 3 miles
Columbia Metropolitan Airport (CAE) | 47 miles

Port access

Port of Charleston | 60 miles
Port of Savannah | 22 miles

Property features



Acreage
±163.59 acres



Security
Fully fenced
with gated
entrance

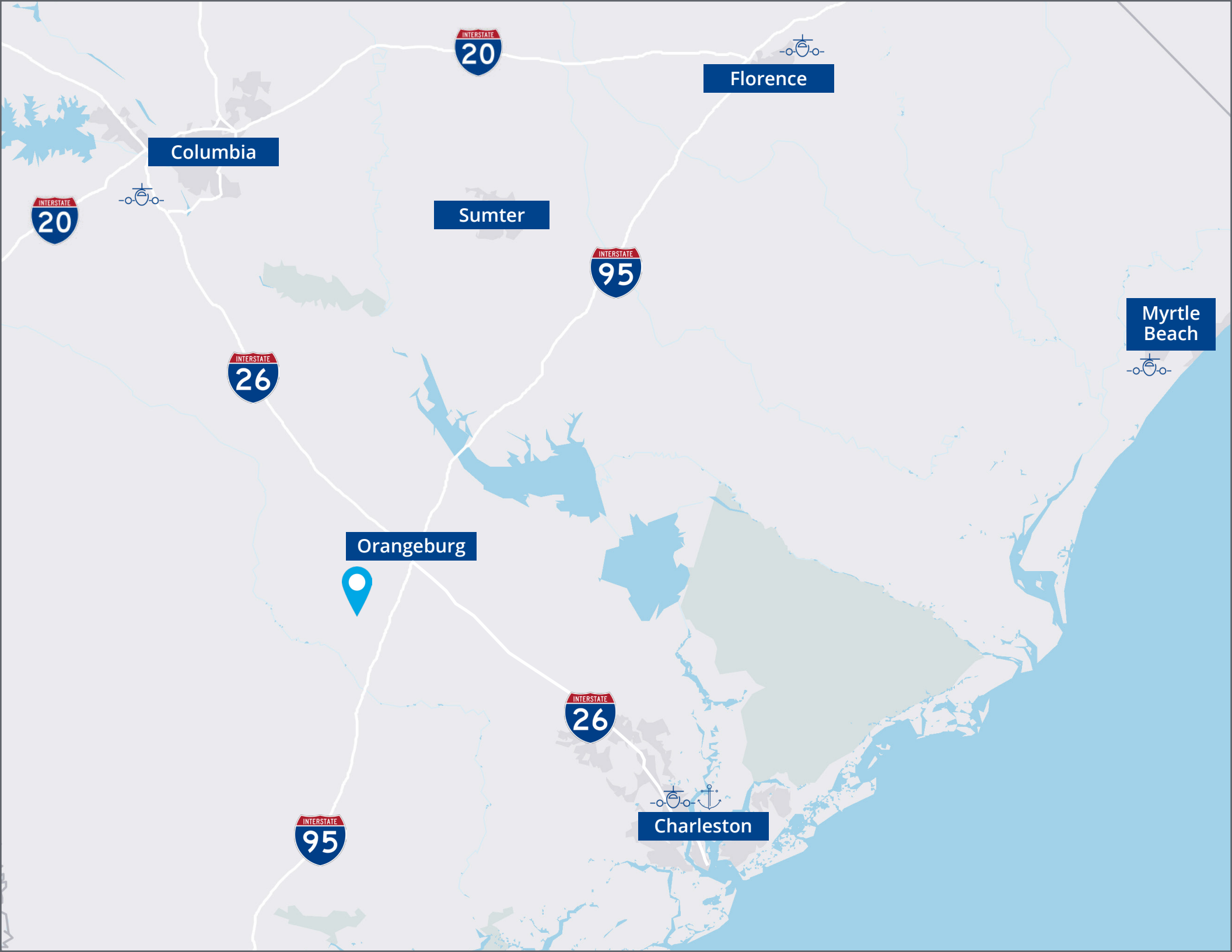


Parking
±100 spaces &
±100 acres of
trailer parking



Rail
Active
rail spur,
served daily





INTERSTATE
20

Florence

Columbia

INTERSTATE
20

Sumter

INTERSTATE
95

Myrtle
Beach

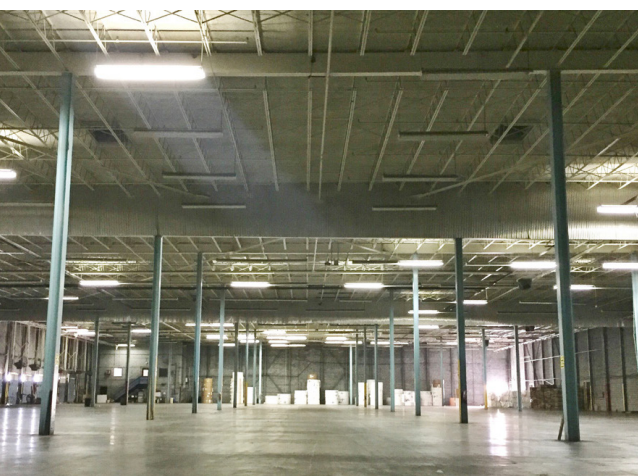
INTERSTATE
26

Orangeburg

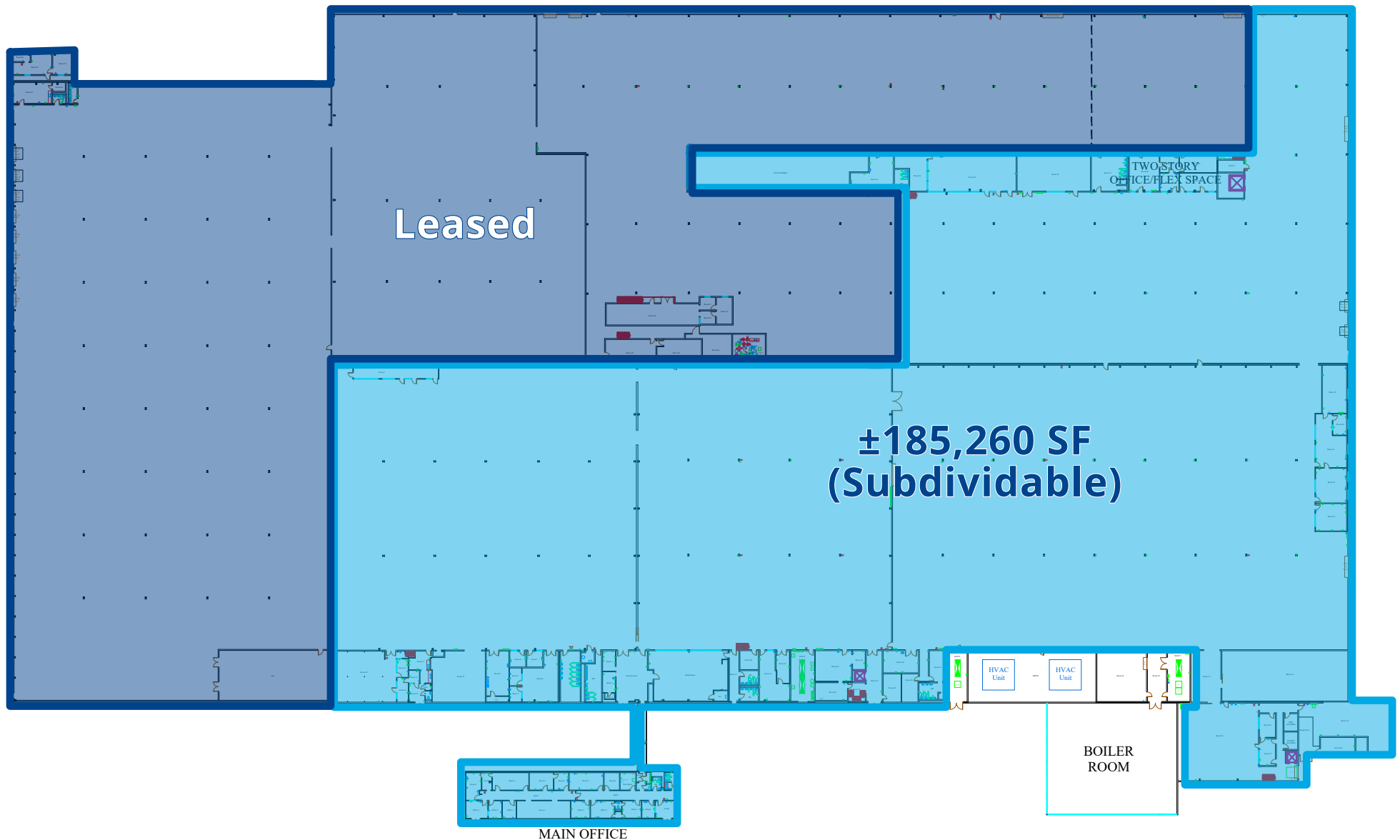
INTERSTATE
26

INTERSTATE
95

Charleston



Floor plan





Accelerating success.

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