

CAMERON, SC FOR SALE OR LEASE



Opportunity

- 75,000 sq. ft. Building
Expandable to 350,000 sq. ft.
- 32' Clear Height
- 10" Gas Line | 12" Water Line
- 27 Parking Spaces (Expandable)
- +/- 26 Acres
- Port of Charleston 67 Miles from Building
- Close Proximity to I-26, I-95, and I-20.

106 Logistics Drive
Cameron, SC
(Orangeburg County)



The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

106 Logistics Drive Cameron, SC



Highlights:

| | | | |
|-----------------------|------------------------------------|------------------|--|
| BUILDING SIZE | 75,000 SF | AGE | 2017 |
| ACREAGE | 26 | CONDITION | Excellent |
| OFFICE SPACE | 500 SF | WALLS | Concrete Tilt Wall |
| CEILING HEIGHT | 32' | FLOORS | Concrete |
| TRUCK DOORS | 2 Dock High; 1 Drive In | ROOF | 60 Mil TPO System |
| DIMENSIONS | 300' X 250' | WATER | Orangeburg City Utilities |
| BAY SPACING | 50' X 50' | SEWER | Orangeburg City Utilities |
| PARKING | 27 Paved Spaces | ELECTRIC | Tri-County Electric Cooperation |
| ZONING | Industrial | GAS | Orangeburg Department of Public Utilities |
| DATE AVAILABLE | December, 2024 | HEAT | Gas Forced Air |
| LAST USE | Warehousing of Bulk Commodities | SPRINKLER | Dry System |
| SELLING PRICE | \$6,500,000 | LIGHTING | LED |
| LEASE RATE | \$5.50 psf NNN | A/C | Office |



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