

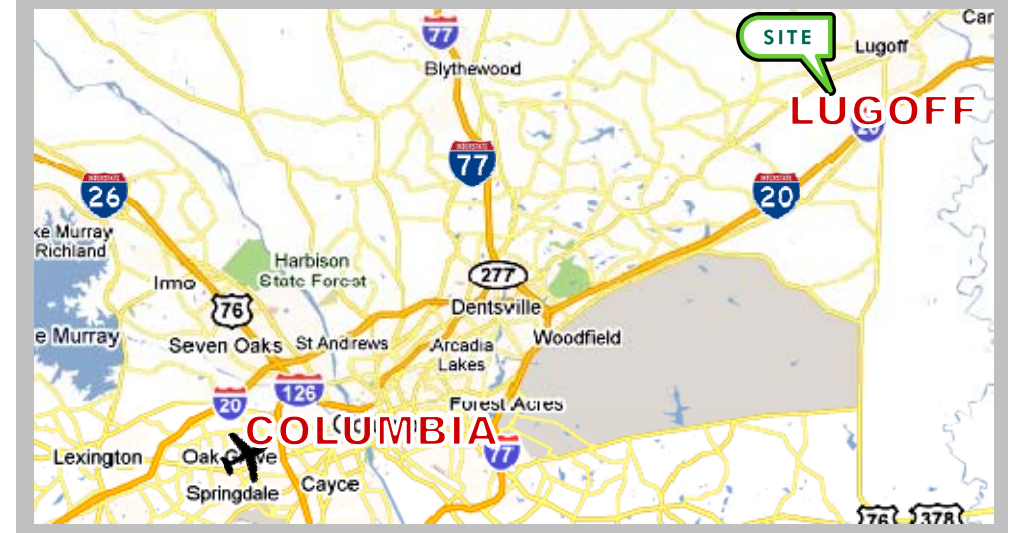
IMMEDIATELY
AVAILABLE

FOR SALE INDUSTRIAL BUILDING

103 LACHICOTTE ROAD
LUGOFF, SOUTH CAROLINA

FEATURES:

- TOTAL SIZE
 - Office ± 122,822 sq. ft.
 - Mfg / Whs ± 8,100 sq. ft.
 - ± 114,722 sq. ft.
- LOT SIZE ± 12 ACRES
- Zoning I-1
- Year Built 1981
- Construction Insulated Metal
- Clear Height Eaves 20' @ Center 24'
- Column Spacing 40 X 50 and 40 X 80
- Floor Thickness 6"
- Dock Doors 10
- Grade Level Door 1
- Warehouse Lighting HID
- Heat Office Only
- HVAC Office & Portion of Manufacturing
- Power Two 4,000 AMP Panels
- Sprinkler System 100% Wet
- Special Features
 - Ventilation Fans
 - Two 200,000 Pound Silos [each silo 15' diameter / 40' high]
 - CSX Rail



FOR MORE
INFORMATION
PLEASE CONTACT

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For additional information, please visit the website:
www.cbre.com/myers

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103 LACHICOTTE ROAD
LUGOFF, SOUTH CAROLINA

**THE
OPPORTUNITY:**

To acquire a 100% freehold interest in a
± 122,822 Square Foot Building on ± 12 Acres

ASKING PRICE:

\$1,625,000.00

**REAL ESTATE
TAXES:**

\$24,651.70/Year

THE LOCATION:

The property is located on 103 Lachicotte Road in
Lugoff, South Carolina. Adjacent properties are
owned and occupied by INVISTA-A
MANUFACTURER OF NYLON. Main highway
access is at Interstate 20 which is less than 4 miles
away.

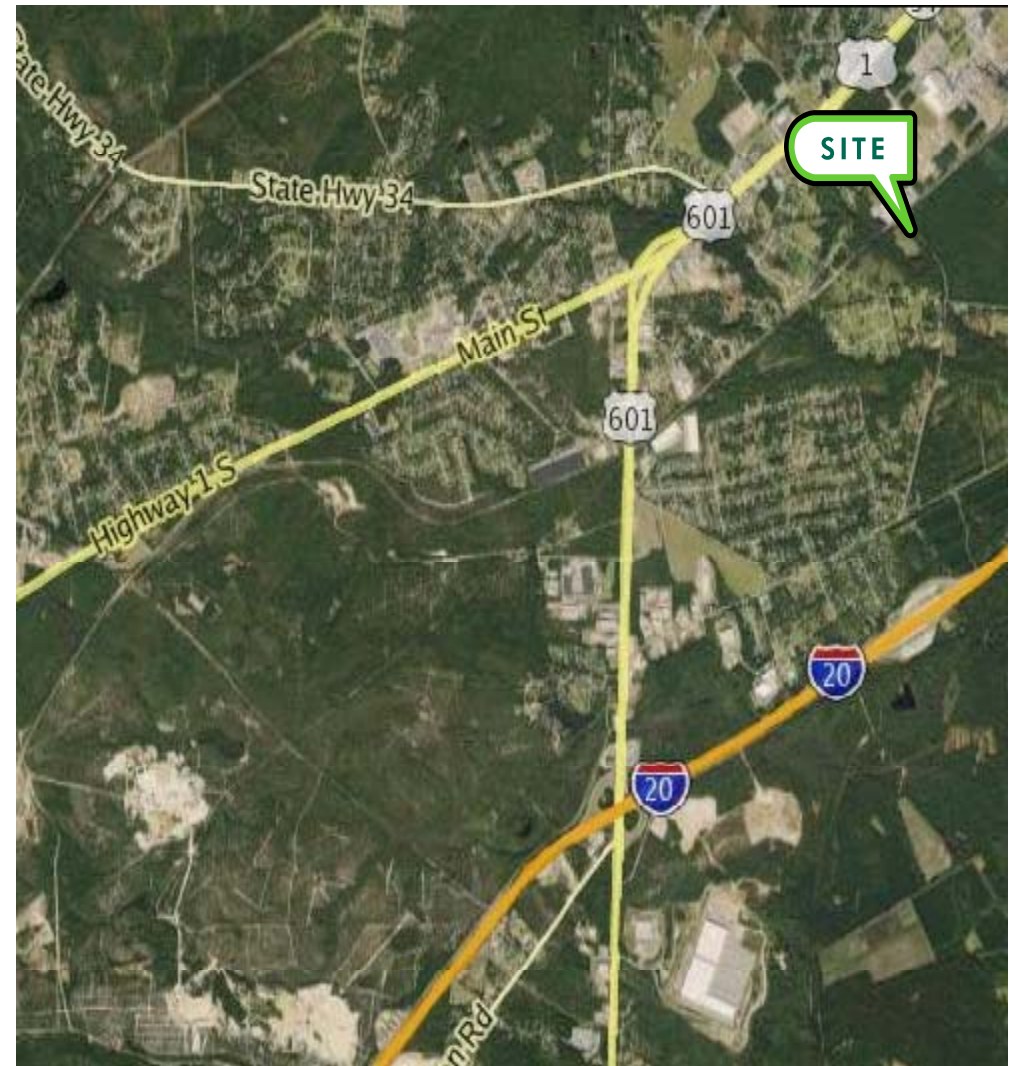
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