

236,210 SF on 77.2 acres in Fort Lawn

2251 Catawba River Rd, Fort Lawn, South Carolina 29714 - Chester County



Property Details

Latitude/Longitude: 34.6910, -80.8943

Type of space: Industrial

Min Size: 236,210 sqft

Max Size: 236,210 sqft

Last Updated: 1/18/2024

Contact Information

Company: South Carolina Department of Commerce

Address: 1201 Main Street, Ste. 1600

City: Columbia

State: South Carolina

Phone: (803) 737-0400

Email: LocateSC@scommerce.com

Location

Tax Map ID(s): 203-04-03-009-000

Municipality: City

Zoning: Industrial

Surrounding Land Use - North: Residential

Surrounding Land Use- South: Residential

Surrounding Land Use -East: Heavy Industrial

Surrounding Land Use- West: Undeveloped Land

Listing Information

Ownership: Private

For Sale: Yes

For Lease: Yes

Lease Rate: \$3.85 /SF

Physical Details

Year Built: 1988

Total Building Size: 236,210 SF

Site Size: 77.20 acres

Column Spacing (Width/Depth): 45' x 40'

Wall Material: Concrete

Office size: 4,560 SF

Minimum Clear Height: 17 ft

Maximum Clear Height: 32

Number of Docks: 23

Air Conditioning Area: Portion

Heated Area: 100%

Fire Sprinkler Coverage : 100

High Efficiency Lighting: Metal Halide

Number of Parking Spaces: 84

Trailer Spaces: 40

Industrial Recent Use: Warehousing

Internet Connection: Yes

Sprinkler Type: Wet

Transportation

Access Road Name: U.S. 9

Access Road Number of Lanes: 4

Rail Access: Yes

Rail Provider: Lancaster and Chester Railway (LC)

Runway Length: 5,000 feet

Nearest Airport: Chester-Catawba Regional Airport

Distance to Commercial Airport: 23 miles

Nearest International Airport: Charlotte Douglas International Airport

Distance to Nearest International Airport: 51 miles

Nearest Interstate: I-77

Distance to Interstate: 11 miles

Distance to Port: 171 miles

Utilities

Water System Provider: Chester Metropolitan District

Sewer System Provider: Chester Sewer District

Primary Electric Service Provider: Duke Energy

Gas Service Currently Connected: Yes

Natural Gas Provider: Chester County Natural Gas

Description

Built originally in 1988, this 236,210 SF former textile mill is situated on 77.2 acres and is available for sale or lease. It is located 11 miles east of I-77 via divided four-lane Hwy 9 and 40 miles south of Charlotte. 126,600 SF of the warehouse has 32' clear ceiling heights. 98,400 SF of the plant space has 17' clear ceiling heights and is air-conditioned. Available for lease for \$3.85/SF/NNN/annum, but it is also available for sale.