

TWO BUILDINGS AVAILABLE FOR LEASE OR SALE

412 GROVES STREET | BUILDING A & B | LUGOFF, SC 28078



BUILDING A



BUILDING B



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BUILDING A

AVAILABLE SEPT 1, 2023



BUILDING A DETAILS:

- PARCEL ID: 324-0-00-048
- LAND SIZE: 28.75 ACRES
- BUILDING SIZE: 101,820 SF
- WAREHOUSE: 96,320 SF
- OFFICE SIZE: 5,500 SF
- 2 GRADE LEVEL DOORS
- 6 DOCK HIGH DOORS (5 W/ DOCK EQUIPMENT)
- CLEAR HEIGHT: ---
- YEAR BUILT: 1998
- WET SPRINKLER SYSTEM
- PARKING SPACES: 40
- ONE 4000 AMP PANEL

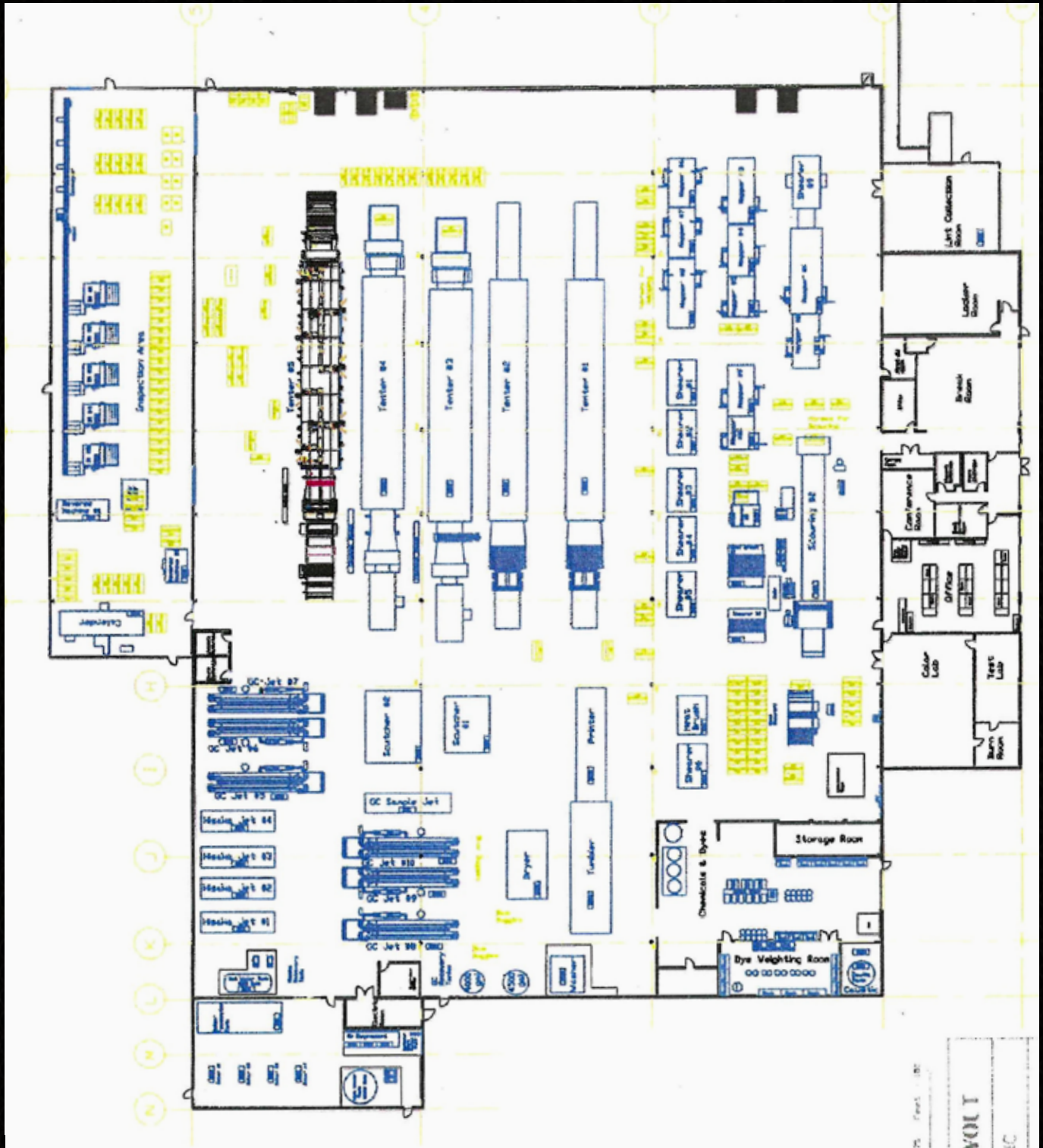
- BUILDING EXPANDABLE
- OUTSIDE STORAGE AVAILABLE



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BUILDING A - FLOOR PLAN



BUILDING B



BUILDING B DETAILS:

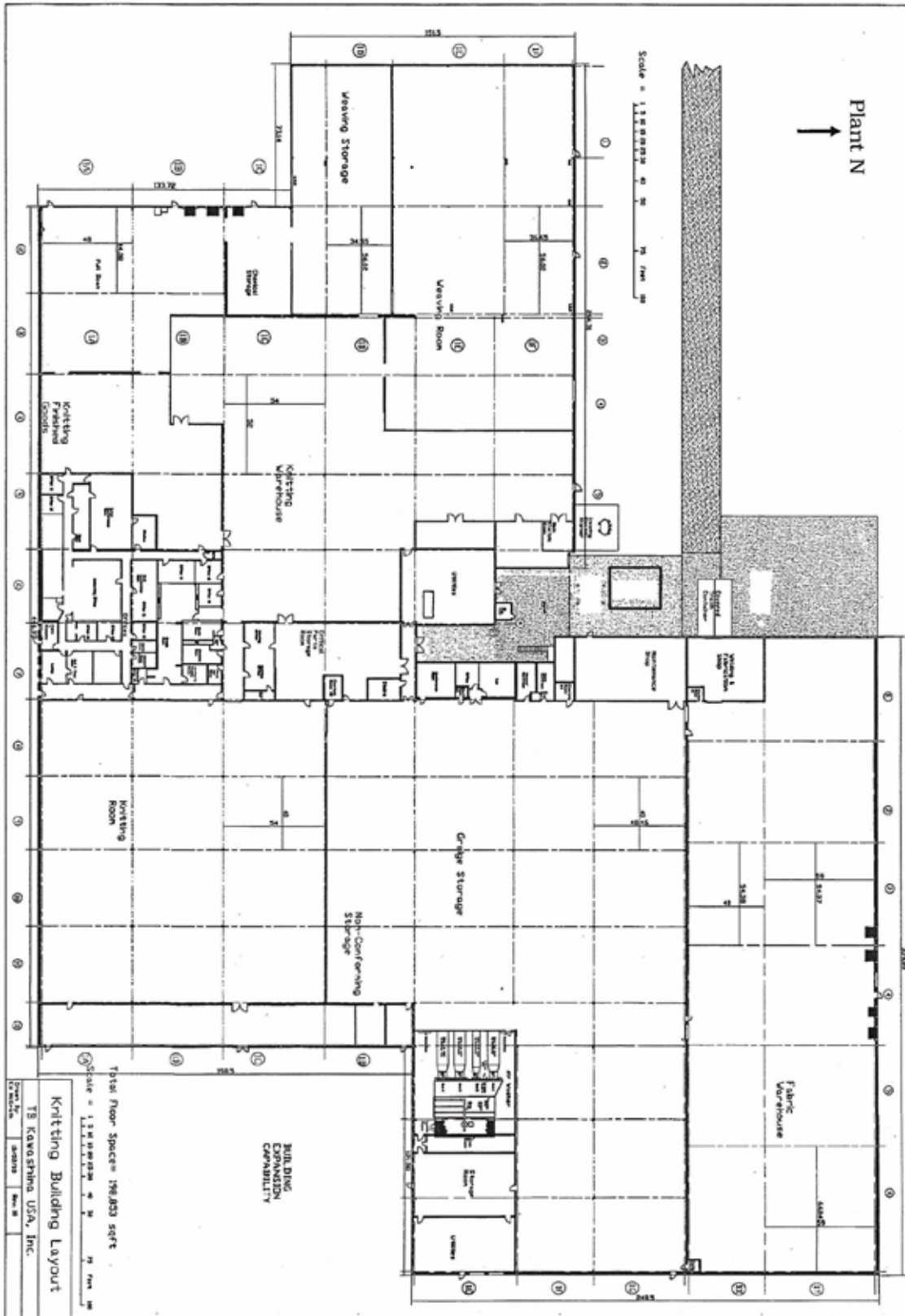
- PARCEL ID: 324-0-00-009
- LAND SIZE: 25.2 ACRES
- BUILDING SIZE: 198,853 SF
- OFFICE SIZE: ---
- 1 DRIVE-IN RAMP DOOR
- 8 DOCK HIGH DOORS
- CLEAR HEIGHT: ---
- YEAR BUILT/RENOVATED: 1975/1990
- WET SPRINKLER SYSTEM
- PARKING SPACES: 90
- TWO 4000 AMP PANELS



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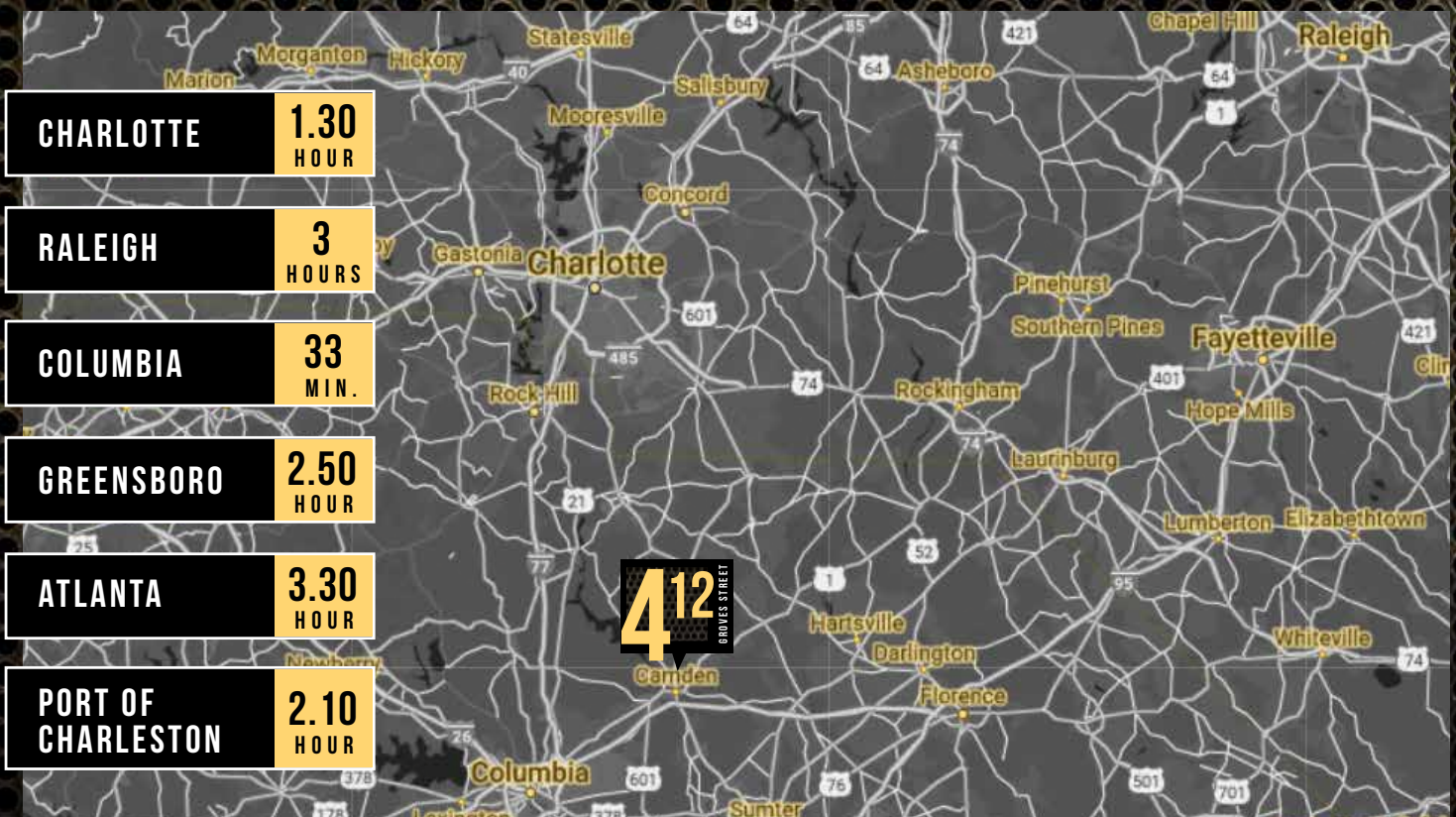
BUILDING B - FLOOR PLAN



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SITE PLAN



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