

546 L&C DISTRIBUTION PARK  
RICHBURG, SC

**±110,000 SF**

**FOR LEASE**

**INDUSTRIAL  
BUILDING**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

LEASE RATE:

**\$4.75**

PSF NNN

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[southeastindustrialproperties.com](http://southeastindustrialproperties.com)

#### PROPERTY HIGHLIGHTS

- Building area:
  - ±110,000 SF TOTAL
  - ±101,425 SF warehouse
  - ±8,575 SF office
- HVAC: Partially heated and cooled (warehouse)
- Site: 25 acres
- Clear height: 20' to 36'
- Column spacing: 3'2"-32'6" x 45'8"-60'8"
- Sprinkler: 100% sprinklered
- Construction:
  - Walls | Insulated, precast concrete panels
  - Floors | 6"; 5,000 PSI
  - Roof | Steel framing; flat, steel deck, insulation, rubber membrane
- Power: 480 volt 8,500 amp service in place
- Parking: 56 spaces

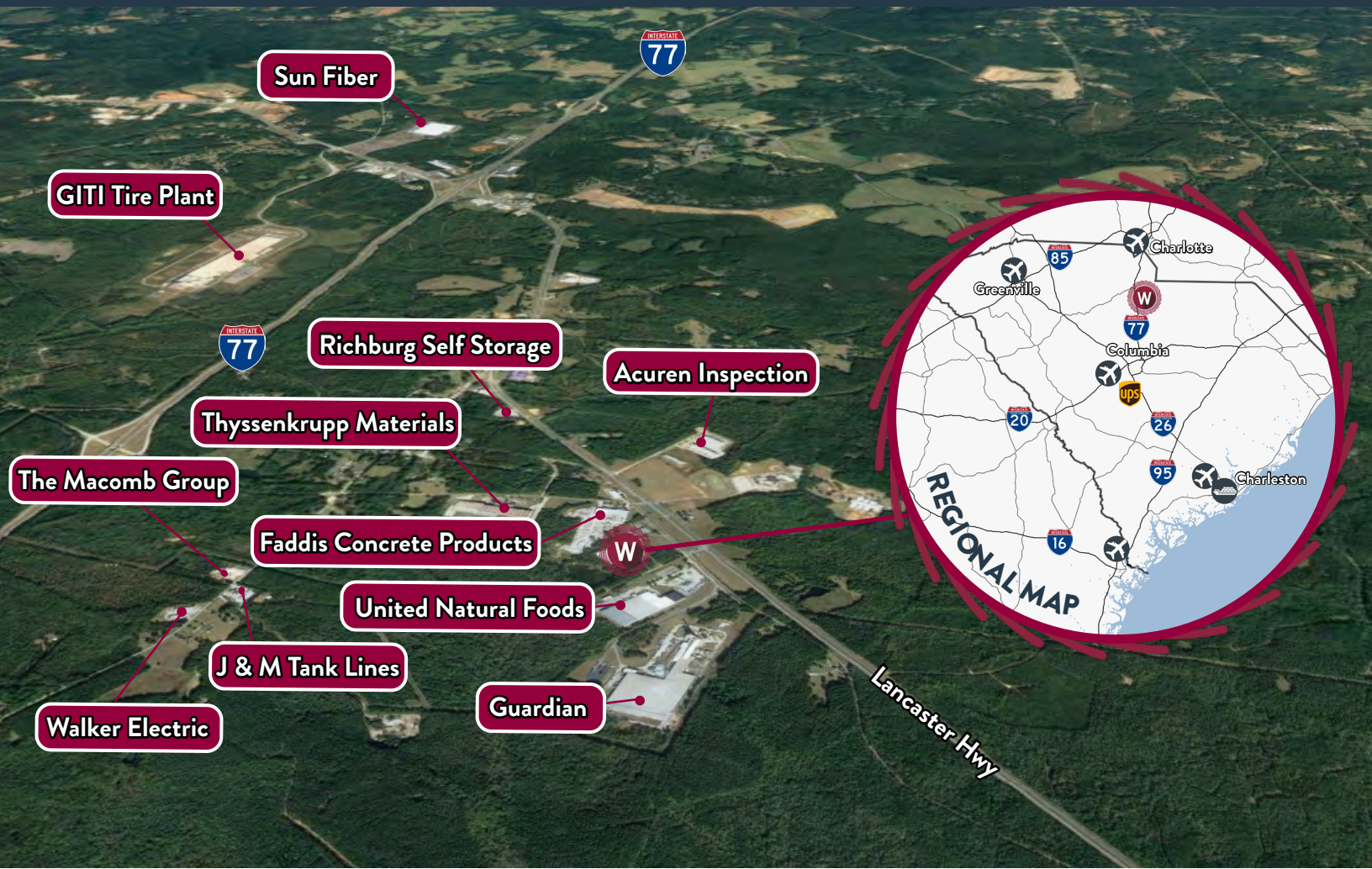
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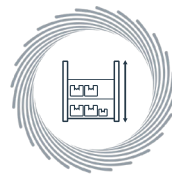


**THE AREA**

With approximately 33,000 residents, Chester County is at the center of a growing county and diverse economic and agricultural region in South Carolina along Interstate 77 between Charlotte, NC and Columbia, SC.

**PROPERTY FEATURES**

Interstate 77	±2 miles
Charlotte-Douglas International (CLT)	±41 miles
Interstate 20	±49 miles
Interstate 26	±57 miles
Columbia Metropolitan Airport	±65 miles
Interstate 95	±103 miles
Port of Charleston	±170 miles



**CLEAR HEIGHT**  
20' to 36'



**DOCKS**  
3 (8'x10') dock-high doors; (1) 10'x10' and (2) 12'x12' drive-in doors



**FLOORS**  
6"; 5,000 PSI



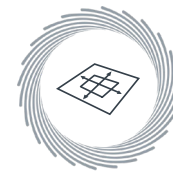
**UTILITIES**  
Electric: Duke Energy  
Water: Chester Metropolitan District  
Sewer: Chester Sewer District/Lando  
Manetta Plant  
Natural Gas: Chester County Natural Gas



**SPRINKLERS**  
100% wet



**PARKING**  
Paved asphalt (56 spaces)



**COLUMN SPACING**  
33'2" - 32'6" x 45'8" - 60'8"





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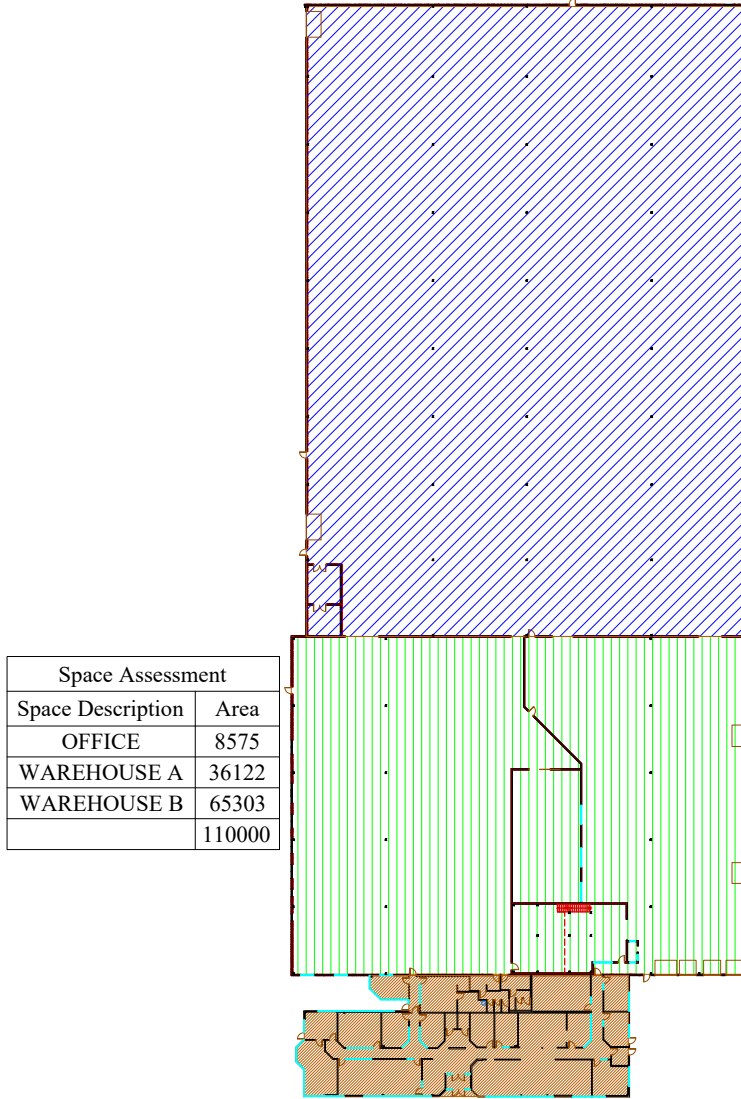


FLOOR PLAN

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