

995 OLD YORK ROAD, CHESTER, SC

**±137,770 SF**

**FOR LEASE**

**INDUSTRIAL  
SPACE**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

LEASE RATE:

**\$3.25**  
PSF NNN

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

VIRTUAL TOUR

### PROPERTY HIGHLIGHTS

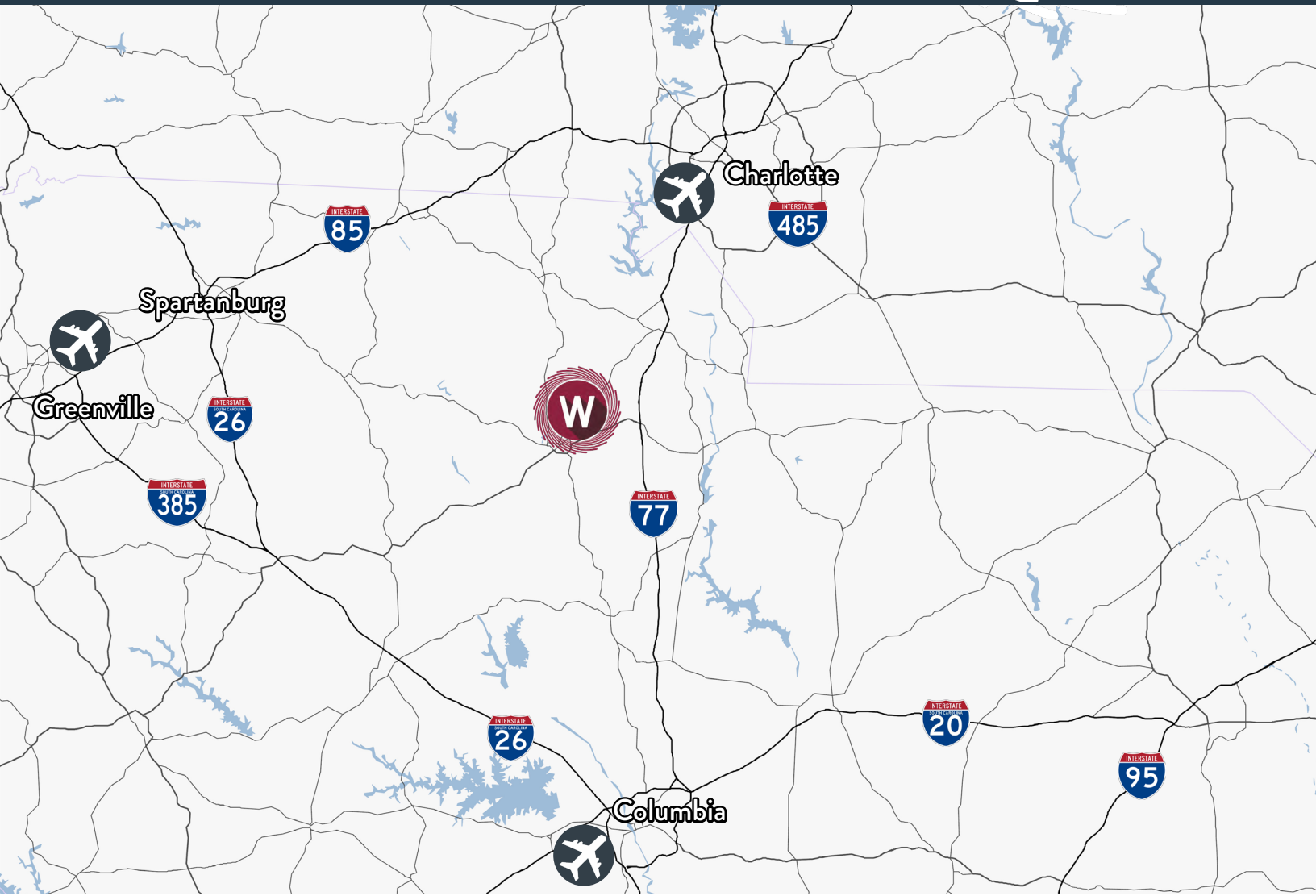
- Building area: ±225,000 SF TOTAL
- Available area: ±137,770 SF includes ±129,870 SF warehouse & ±7,900 SF office space
- Site: ±59 acres
- Column spacing: 50' X 60'
- Dimensions: 300' X 700'
- ±4-acre concrete pad/lay-down yard
- Construction:
  - Walls | Concrete
  - Floors | 6" reinforced concrete
  - Roof | TPO - installed 2007
- Former use: cable wire manufacturing
- Year built: 1970 | Renovated 2015

**Colliers**

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**THE AREA**

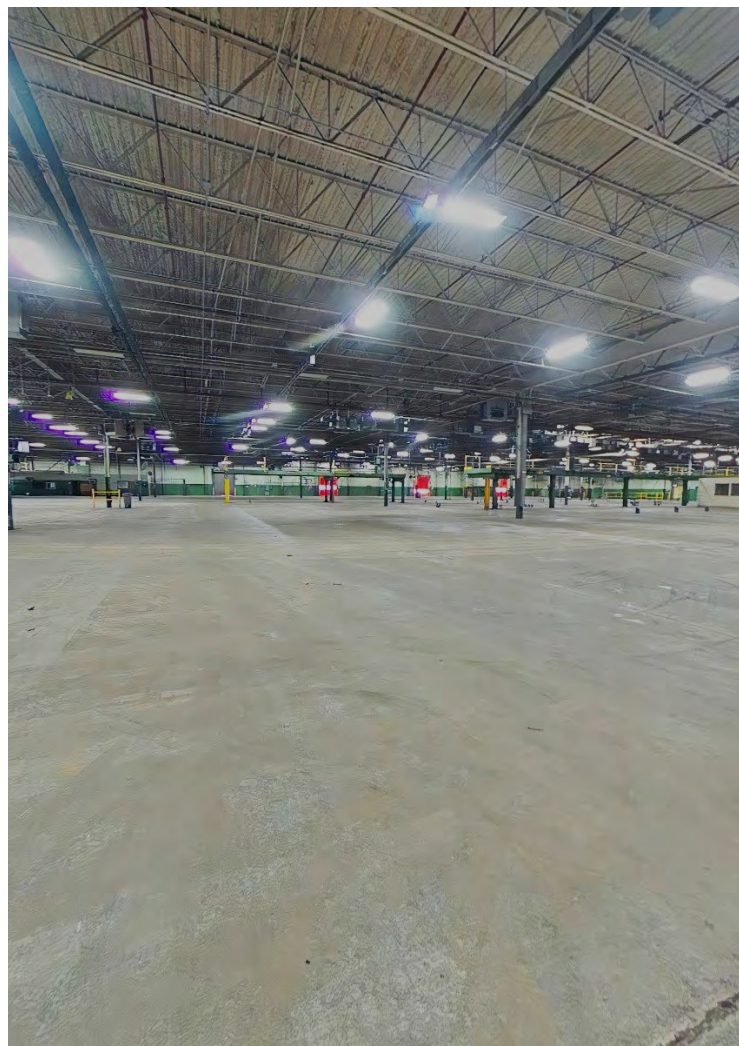
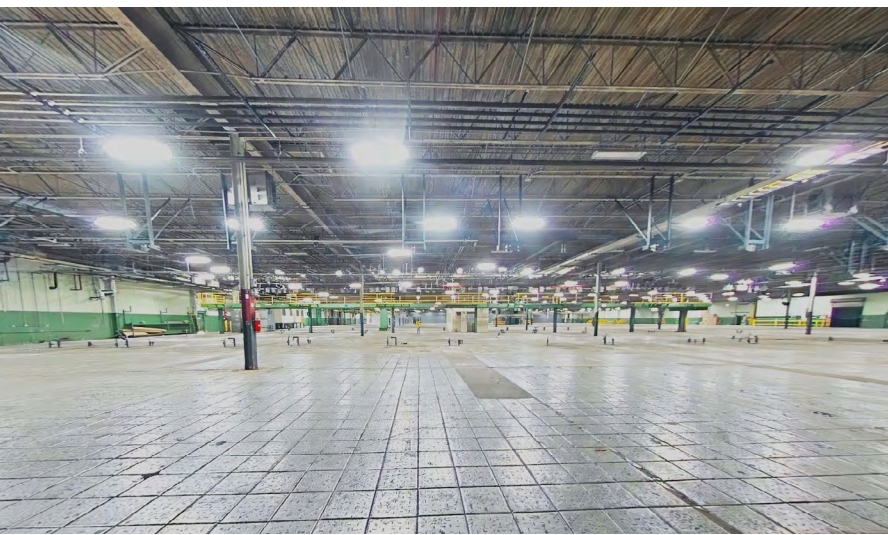
Chester, South Carolina is at the center of a growing county and diverse economic and agricultural region. Chester is located in the center of Chester County, practically equidistant from Charlotte, Spartanburg and Columbia.

**DISTANCE**

Interstate 77	9.82 miles
Interstate 26	46.4 miles
Interstate 385	48.6 miles
Greenville-Spartanburg International Airport	72.5 miles
Charlotte Douglas International Airport	46.6 miles
Columbia Metropolitan Airport	72.8 miles

**PROPERTY FEATURES**

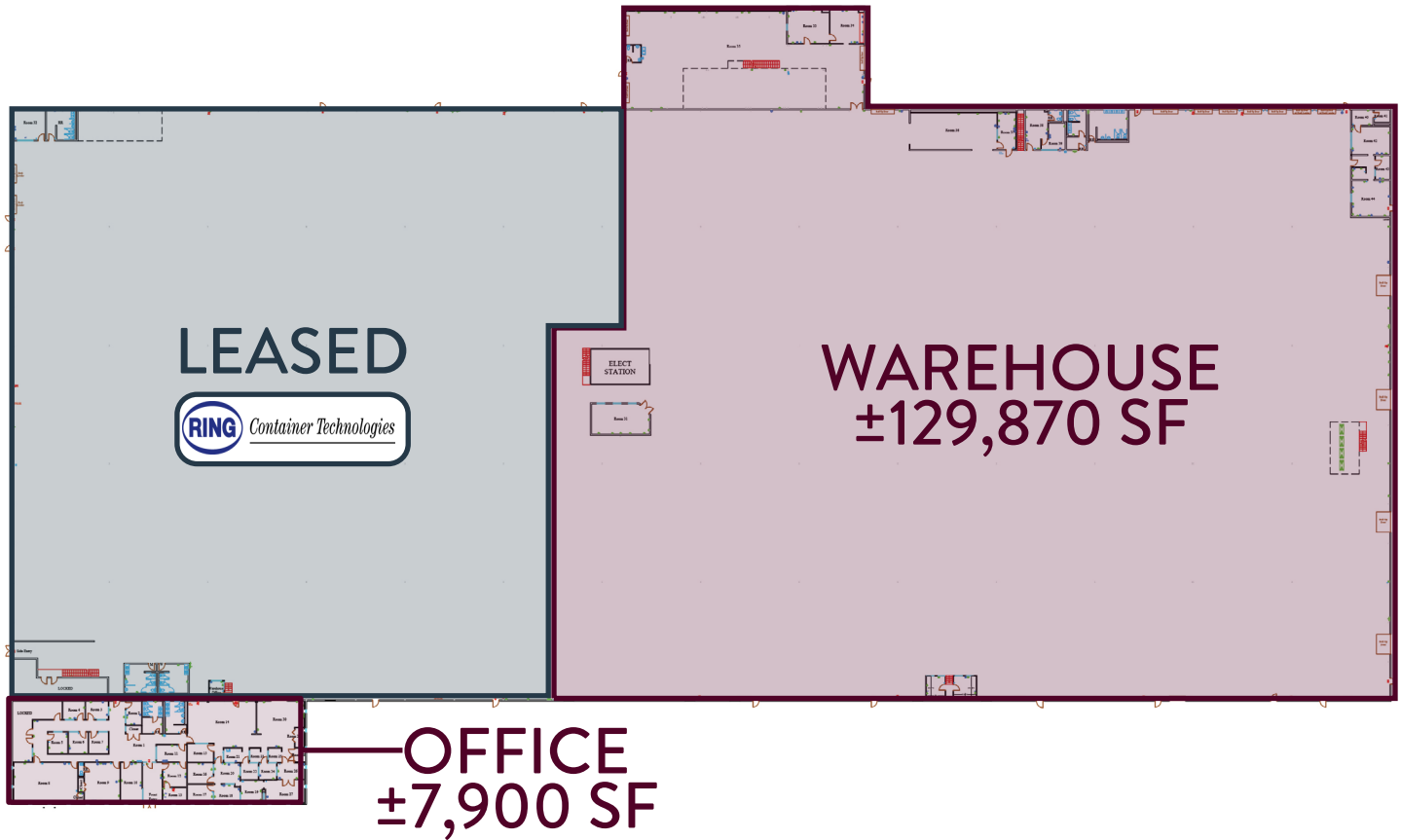
 <p><b>PARKING</b> ±200 paved spaces</p>	 <p><b>CLEAR HEIGHT</b> 17' - 19' 3,000 SF has 28'</p>	 <p><b>SPRINKLERS</b> 100% wet</p>
 <p><b>LIGHTING</b> T-5 Installed 2008</p>	 <p><b>DOCKS</b> 6 dock-high doors 5 drive-in doors</p>	 <p><b>POWER</b> 4,000 amps 5,000 KVA</p>



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