

240 EVANS RD. LUGOFF, SC

**±196,524 SF**

**FOR LEASE**

**INDUSTRIAL  
BUILDING**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:**

**CONTACT BROKERS**

**VIEW LISTING**

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

### PROPERTY HIGHLIGHTS

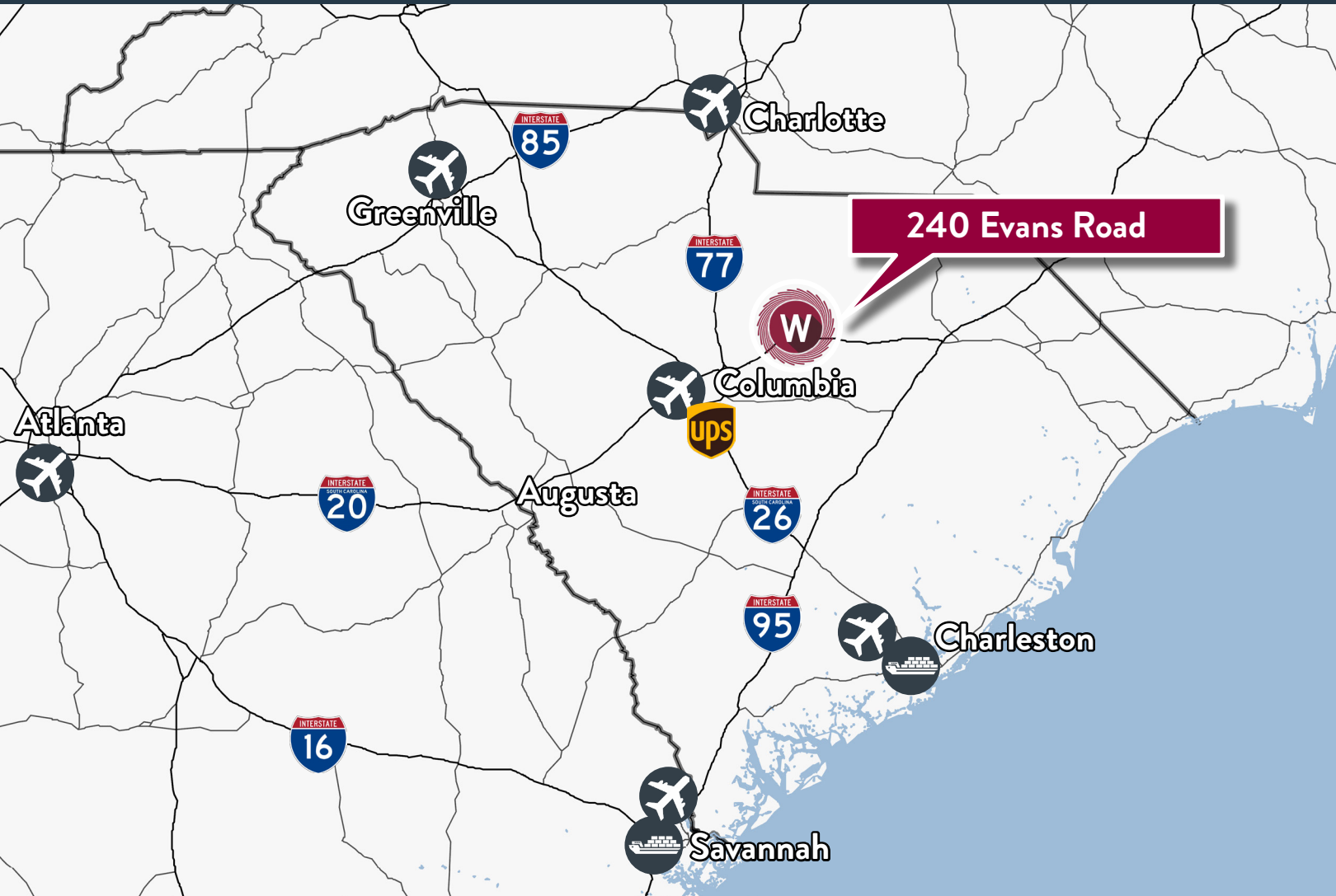
- Building area:  
±97,582 - ±196,524 SF total  
±1,361 SF office
- Site: ±24.23 Acres
- Clear height: 20'
- Dimensions: 243' x 805'
- Security: Fully fenced site
- Lighting: T8 Fluorescent
- Loading docks:  
16 dock-high doors  
8 rail doors  
1 drive-in door
- Water: City of Lugoff
- Roof: TPO membrane
- Fire Protection: Dry system

**Colliers**

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### THE AREA

Lugoff, South Carolina offers a strategic locale for industrial users seeking growth and efficiency. Situated along Interstate 20, a major transportation artery connecting Atlanta and Columbia, Lugoff enjoys easy access to key markets across the southeastern United States.

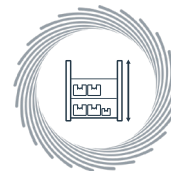
### DISTANCE

Interstate 20	±1.5 miles
City of Camden	±6.3 miles
Interstate 77	±17.7 miles
Columbia Metropolitan Airport	±38.1 miles
Charlotte Douglas International Airport	±88.6 miles
Port of Charleston	±121 miles

### PROPERTY FEATURES



**LOT SIZE**  
±24.23 acres



**CLEAR HEIGHT**  
20' throughout



**SPRINKLERS**  
100% dry system



**LIGHTING**  
T-8 fluorescent



**DOCKS**  
16 dock-high doors  
8 rail doors  
1 drive-in door



**SPACES**  
±1,361 SF office



 **INVISTA™**

 **Jayco**

**84**  
**LUMBER**



 **PROPAC**  
PROTECTIVE PACKAGING, INC.

**W**

 **Knight's**  
COMPANIES

 **DANA**

 **CONNER**  
INDUSTRIES

**601**

 **CHEP**

 **ROY'S**  
WOOD PRODUCTS

**INTERSTATE**  
**20**

 **MANGOR**

 **Crawford**  
SPRINKLER CO.  
OF RALEIGH, INC.

 **Carolina Covers**

**EXIT 92**

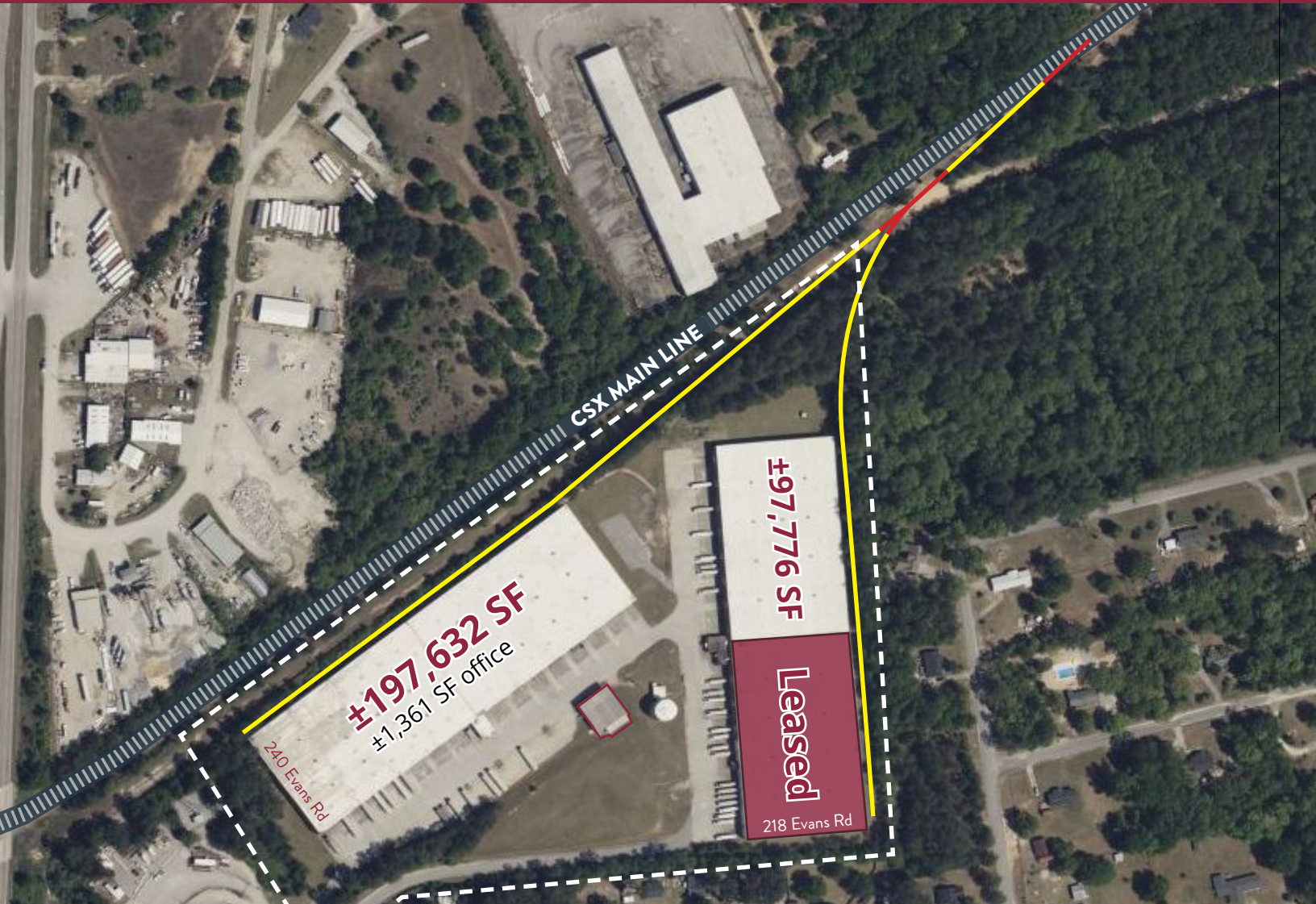
 **STU**

  
**Distribution Center**

FOR LEASE | 240 EVANS ROAD, LUGOFF, SC



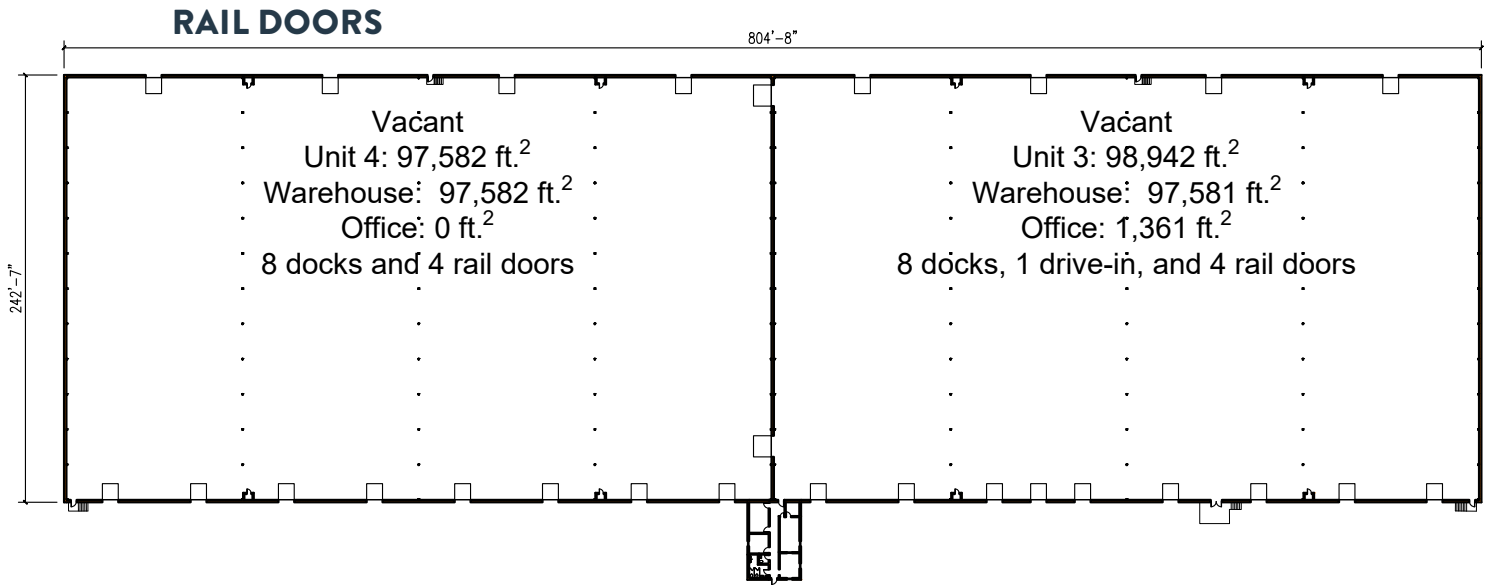
## POTENTIAL RAIL ACCESS



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1 Floor Plan  
BASE Scale: 1/64" = 1'-0"

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