

MDT SPEC BUILDING

@ LYNCHES RIVER INDUSTRIAL PARK



1901 HWY 601 N., PAGELAND, SC 29728
34.793872, -80.407518



100,440 SF (EXPANDABLE TO 200,000 SF)

INFRASTRUCTURE + BENEFITS



55 miles to Charlotte-Douglas International Airport



89 miles to Inland Port in Dillon, SC
171 miles to Port of Charleston, SC
167 miles to Port of Wilmington, NC



Industrial Electric Rates Lower than National Average



24 miles to Interstate 485



DELIVERY: Q2/ 2022

Scan QR Code for virtual tour



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SITE PLAN: 1901 HWY 601 N., PAGELAND, SC 29728
34.793872, -80.407518



BUILDING SPECIFICATIONS

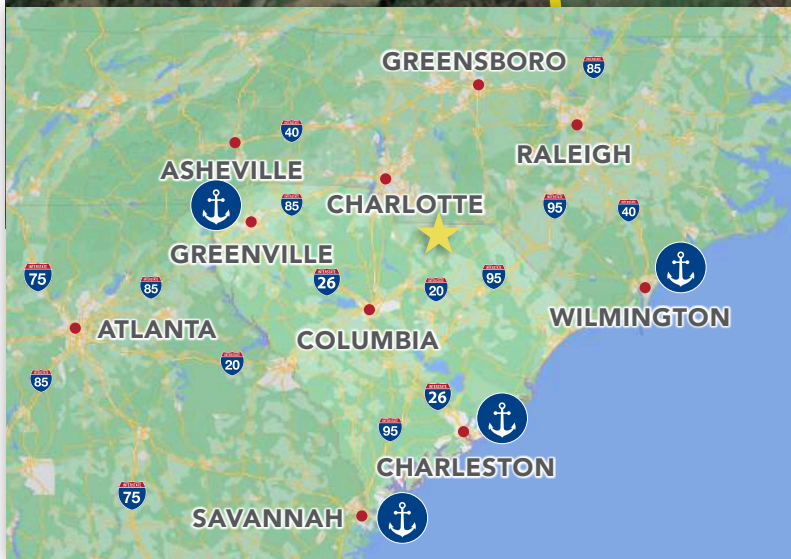
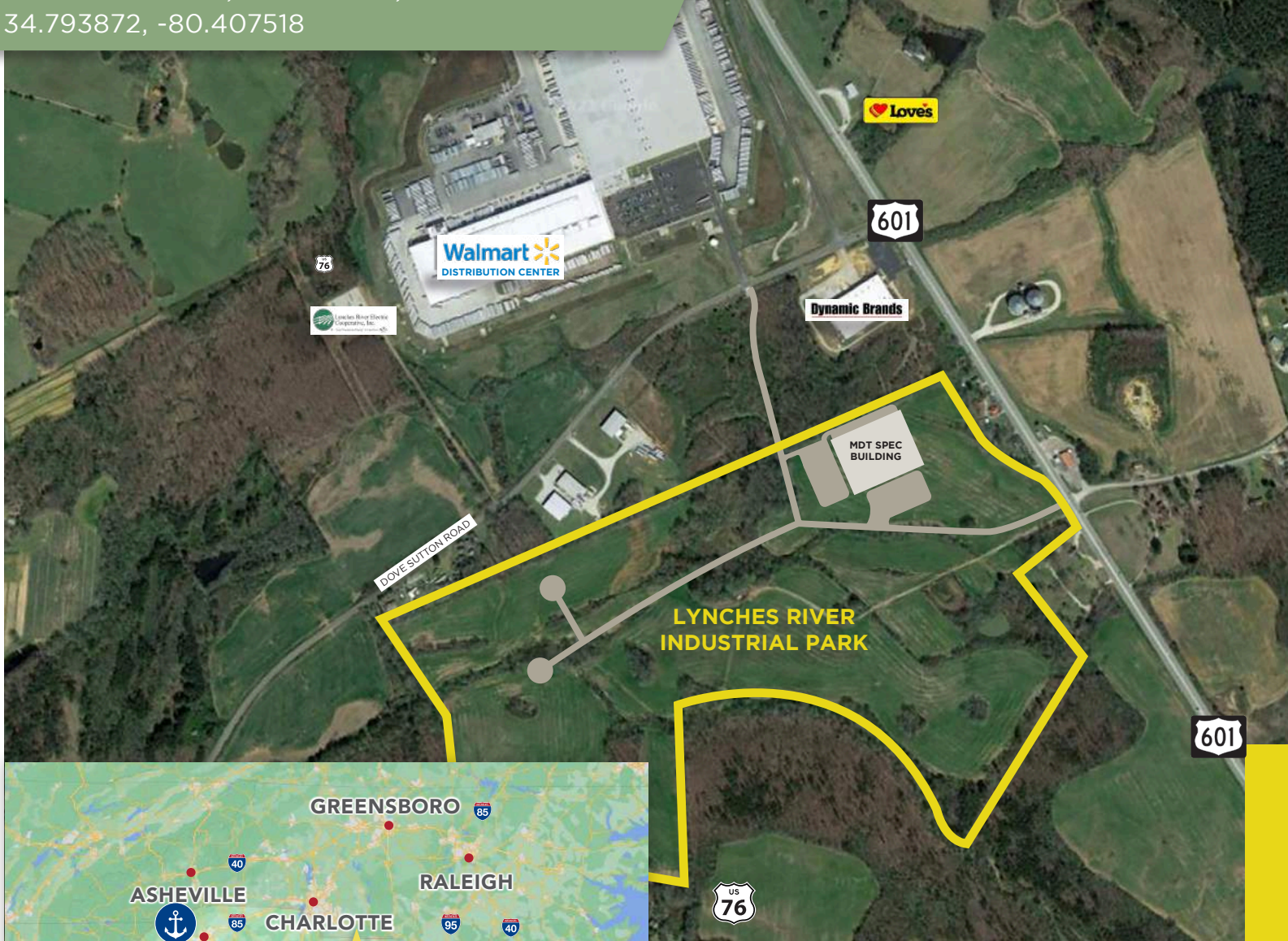
DIMENSIONS:	310' X 324'
ACRES:	17.7
CONSTRUCTION:	INSULATED PRECAST CONCRETE
DOCK DOORS:	TWENTY-ONE (21) 9' X 10'
DRIVE-IN DOORS:	ONE (1) 12' X 14'
TRUCK COURT:	200' DEPTH
CLEAR HEIGHT:	32' 6" AT FIRST COLUMN
COLUMN SPACING:	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

OFFICE:	TO SUIT TENANT
FLOORS:	6" 4000 PSI CONCRETE
HVAC:	TO SUIT TENANT
ROOF:	60 MIL TPO MEMBRANE
ELECTRIC/LIGHTING:	TO SUIT TENANT
FIRE PROTECTION:	TO SUIT TENANT
AUTO PARKING:	TO SUIT TENANT (187)

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-  LOCATION OF PROPERTY
-  MAJOR CITIES
-  PORTS



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