

# Available

FOR LEASE

±25,000 - ±205,000 SF Industrial Space



## Conifer Industrial Complex 1 & 55 Conifer Street Andrews, SC 29510

[Click to View Drone Footage](#)



## Property Highlights

- ◆ M-1 Industrial Zoning
- ◆ 75 minutes from the SC Ports at Charleston and 95 minutes from Inland Port Dillon
- ◆ ±338,000 Total SF
- ◆ Close proximity to US-521 & US-41

### LEASE RATES

Building A : 50,000 SF at \$3.50 PSF NNN (High Bay)

Building B: 55,000 SF at \$2.75 PSF NNN

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# Rail-Served Industrial Available

FOR LEASE



±38 Acres For Lease,  
can be subdivided

## 55 Conifer Street

- ◆ 165,000 SF on 10 Acres, can be subdivided
- ◆ Drive In Doors: 6
- ◆ Dock High Doors: 6
- ◆ Loading Docks: 10
- ◆ Clear Height: 24'
- ◆ Wet Sprinkler System

## 1 Conifer Street

- ◆ ±100,000 SF on 28 Acres
- ◆ Former Manufacturing Building
- ◆ Redevelopment Opportunity
- ◆ Can be reduced to a 6-inch concrete slab
- ◆ Former Textile Manufacturing Facility
- ◆ **LEASE RATE: \$2.50 PSF NNN**

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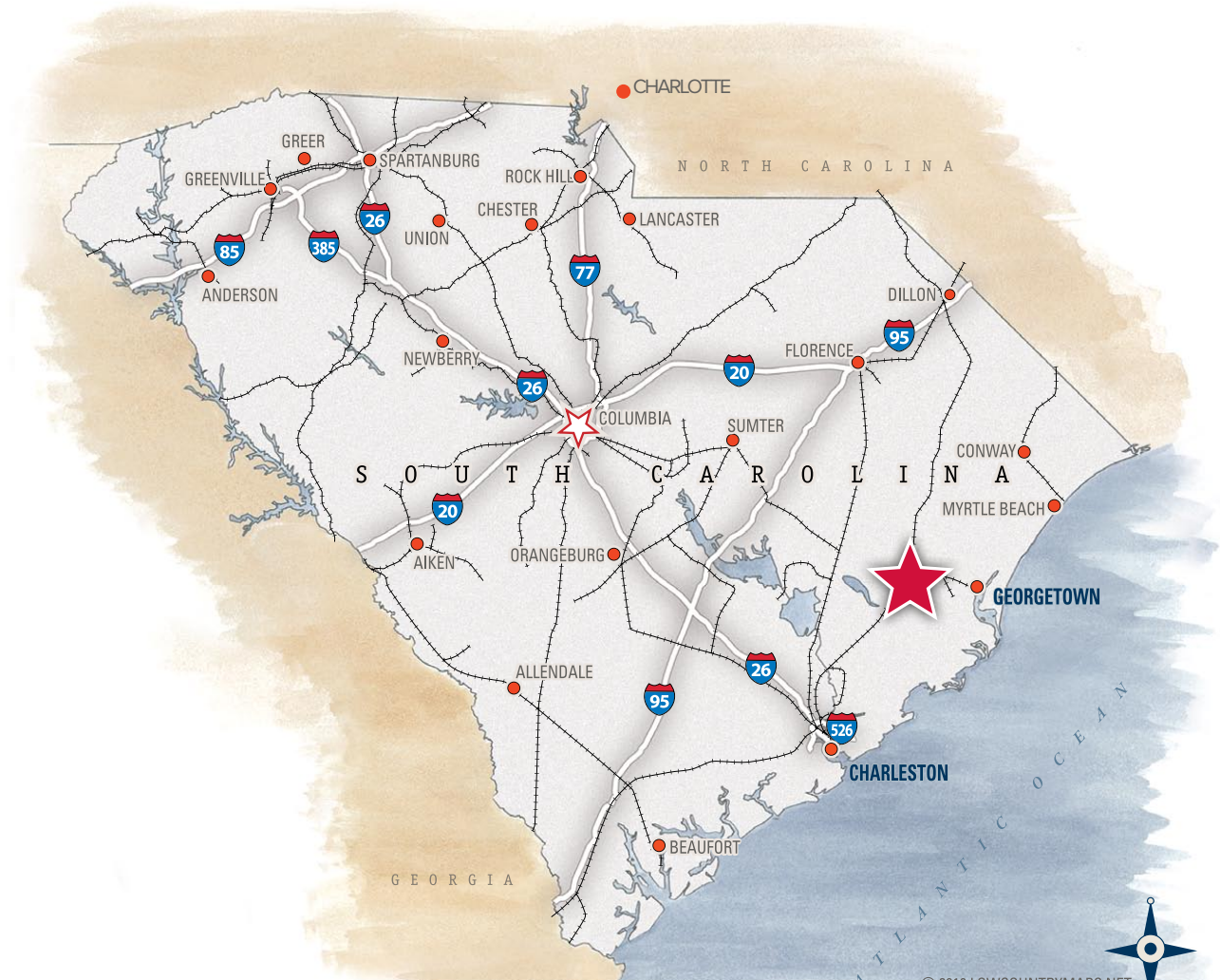
# Available

FOR LEASE

±25,000 - ±165,000 SF Industrial Space



## South Carolina RAILWAYS & INTERSTATES



### DISTANCES & TRAVEL TIMES FROM 1 & 55 CONIFER STREET ANDREWS, SC

*Directly Between Charleston and Myrtle Beach*

Florence - 63.6 miles, 1 hours 18 minutes

Raleigh - 204 miles, 3 hours 23 minutes

Columbia - 107 miles, 2 hours 13 minutes

Greenville - 220 miles, 3 hours 38 min-