

FOR LEASE / FOR SALE

420,597 SF

590 ECOLOGY LANE

CHESTER, SC
Charlotte MSA



CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

With 420,597 SF, an excellent parking ratio, and dual rail access, 590 Ecology Lane is the perfect building to fill your manufacturing needs.



OUTLYING LAY DOWN YARD

Just over an acre



CHESTER COUNTY INCENTIVE

Tier III SC up to \$20,000/year for every new job created



BUILDING SIZE

420,597 SF
±210,000 SF Warehouse
±182,315 SF Manufacturing



OFFICE SIZE

28,282 SF



POWER

Heavy (Three-Phase and Single-Phase)



ELECTRICITY

Duke Energy Can Support Approximately 3-5 MW Currently - Property Has Three-Phase 2500-kVA Transformer and a Single-Phase 25-kVA Transformer on Site



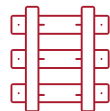
ZONING

ID-2 Limited Industrial District



EXCELLENT PARKING RATIO

±1.05/1000 Parking Ratio



RAIL

Dual Served Rail (NS and CSX) vis L&C Railroad (expandable)



LOCATION

Chester County a Tier III County that Allows for the Most Incentives in the State

CORPORATE NEIGHBORS



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