

PRIME LOCATION TO I-85, I-26, BMW AND THE INLAND PORT



GATEWAY 29

WELLFORD, SOUTH CAROLINA

FOR LEASE OR SALE

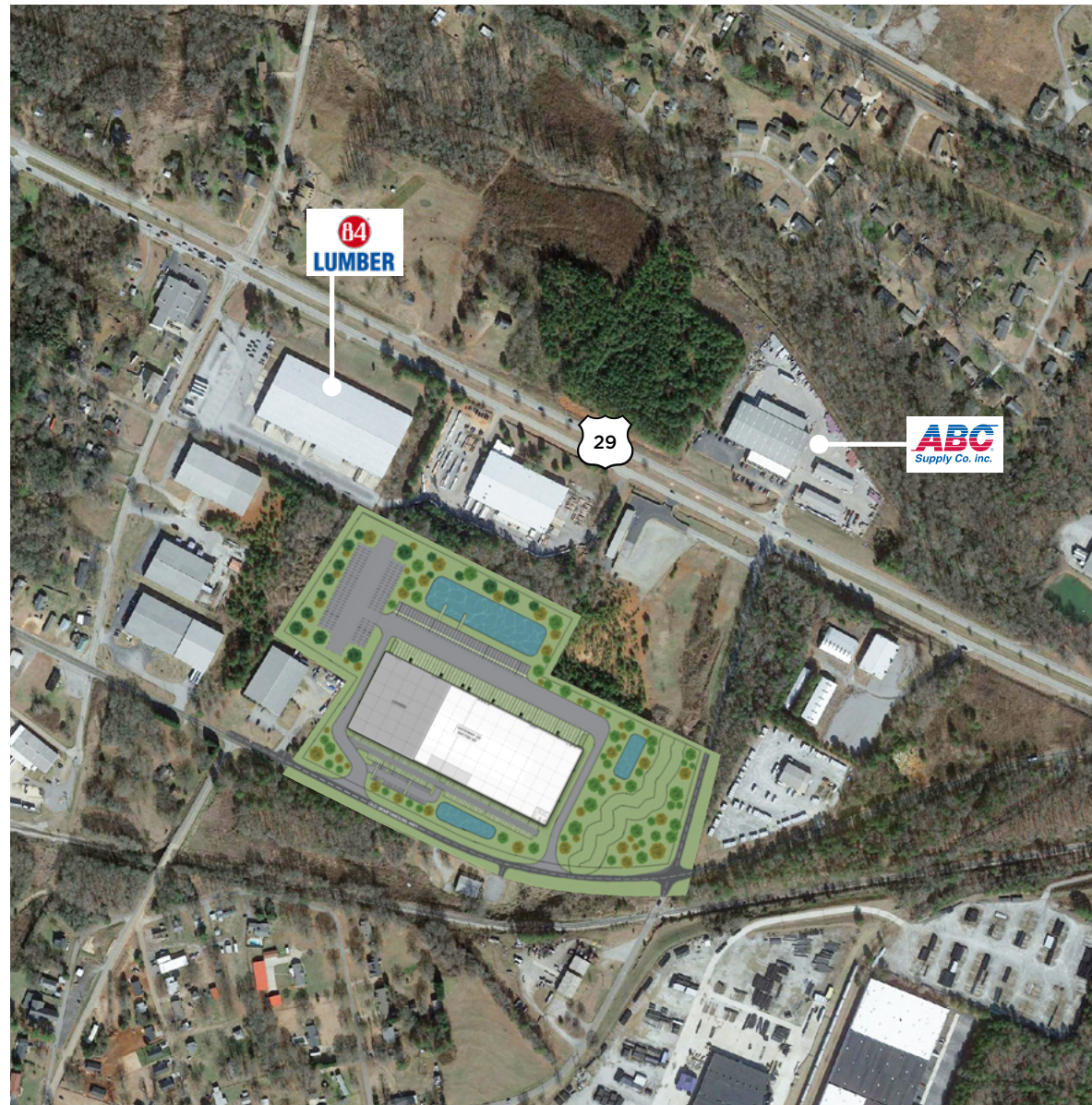
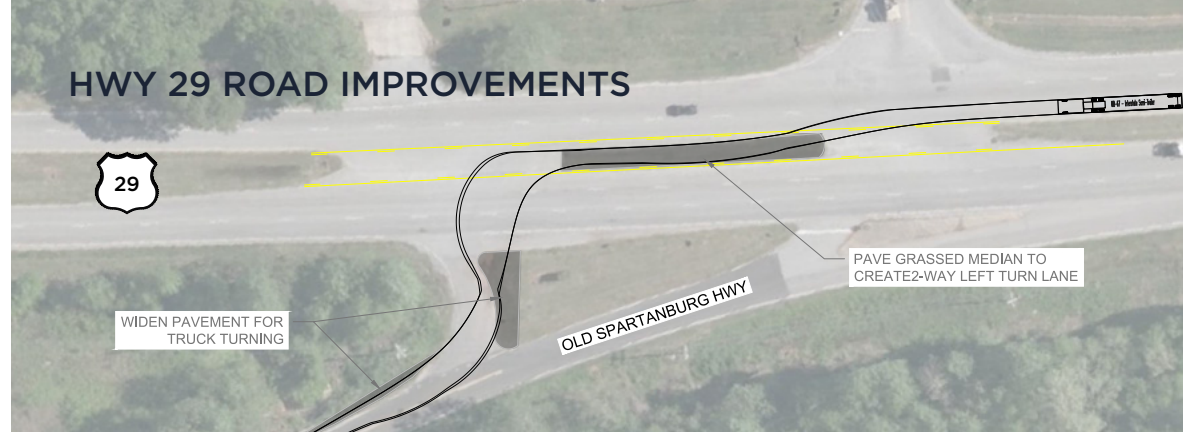


PROPERTY FEATURES

SPECIFICATIONS

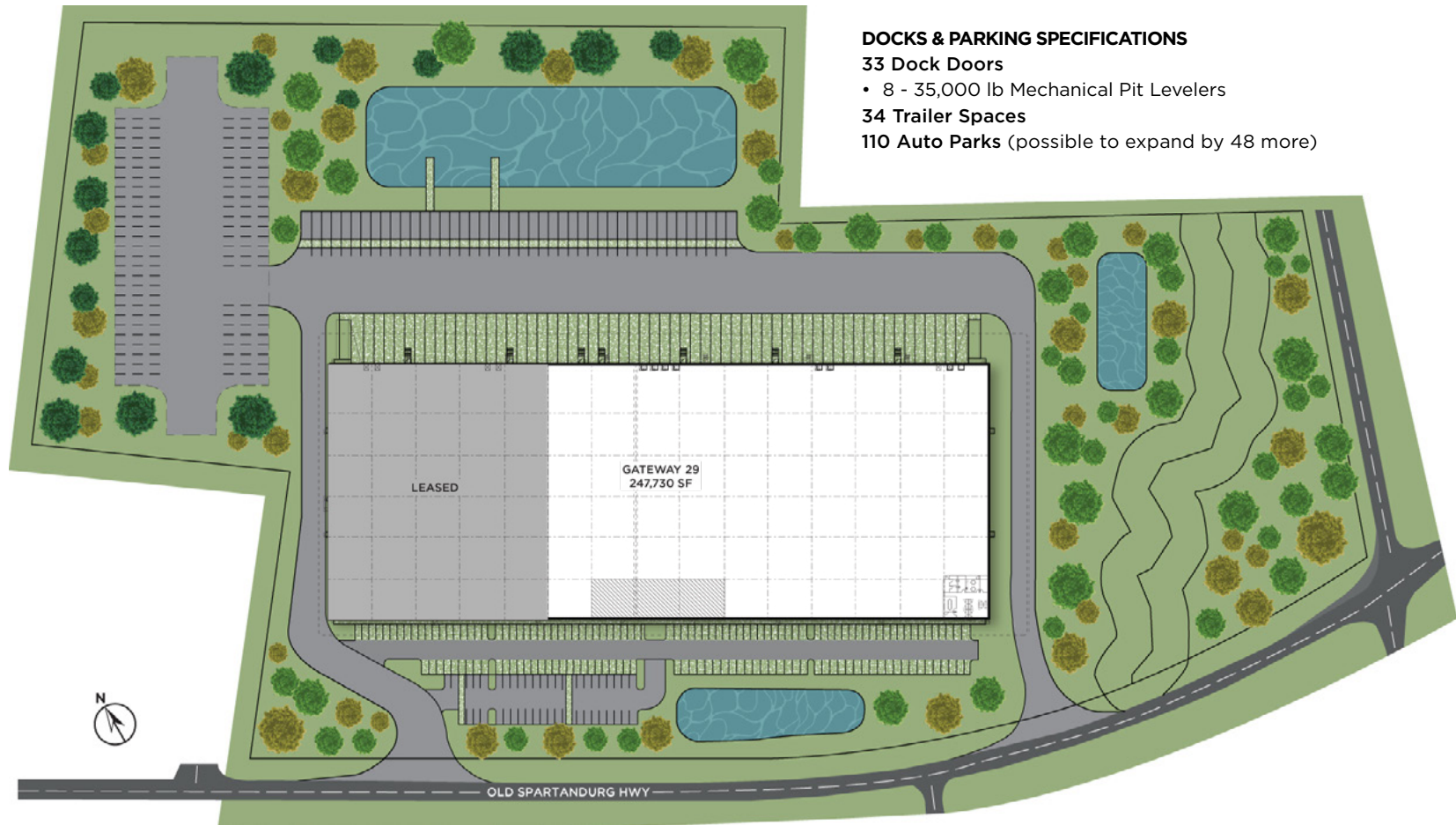
Total Size	±248,000 SF
Available SF	±66,000 - 166,000 SF
Building Dimensions	310' x 800'
Clear Height	±32' Clear Height
Column Spacing	50' x 55' with 60' Speed Bay
Loading	<ul style="list-style-type: none">• 33 Dock Doors (8 with Pit Levelers)• 1 Drive-in Door 12' x 14'
Life Safety	ESFR Sprinkler System
Warehouse Ventilation	1.5 Air Changes per hour
Power	3000 Amp, 480 Volt
Construction	Tilt-Wall Concrete Construction
Trailer Parking	34 Trailer Spaces
Auto Parking	110 Auto Parking (possible to expand by 48 more)
Electric Vehicle Ready	Conduit in Place for EV Charging Stations in Car and Trailer Parking Area
Lease/Sales Rate	Call Broker for Pricing
Spec Improvements	<ul style="list-style-type: none">• (8) Pit Levelers with 35,000 lbs. Rating Installed• 30 FC Avg @ 30' AFF Lighting• ±2,500 SF of Office• (2) 800 Amp/480 Volt Tenant Panels

HWY 29 ROAD IMPROVEMENTS



CONCEPTUAL SITE PLAN

166,000 SF



DOCKS & PARKING SPECIFICATIONS

33 Dock Doors

- 8 - 35,000 lb Mechanical Pit Levelers

34 Trailer Spaces

110 Auto Parks (possible to expand by 48 more)

Vimeo | Gateway 29

Aerial 360 Rendering

GSP Video

Gateway 29 | Wellford, South Carolina







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