



MacKenzie
Investment Group

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FOR LEASE // PROPOSED ±1,297,100 SF AVAILABLE
LANCASTER HWY/I-77, RICHBURG, SC



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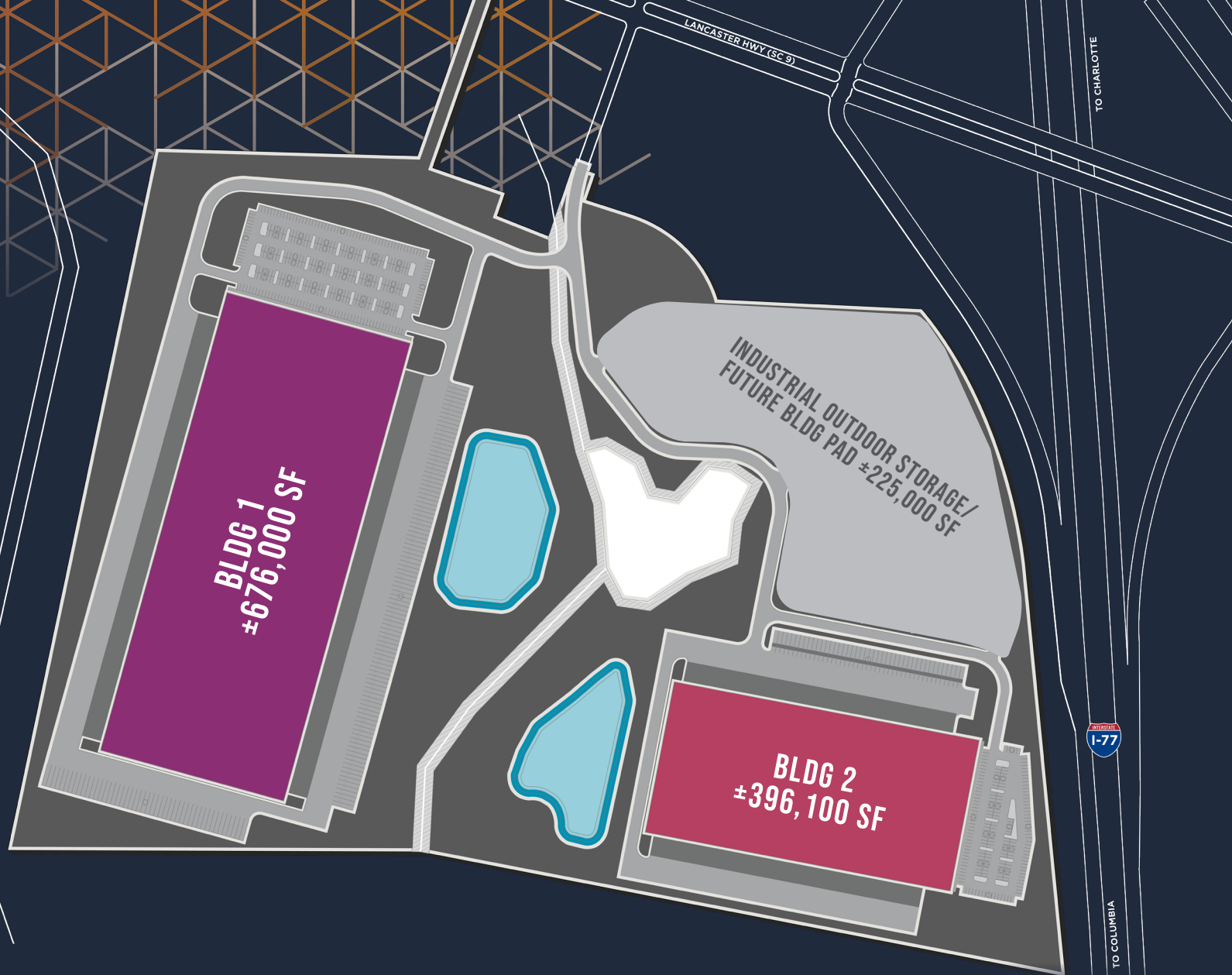


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PARK SF: ±1,297,100

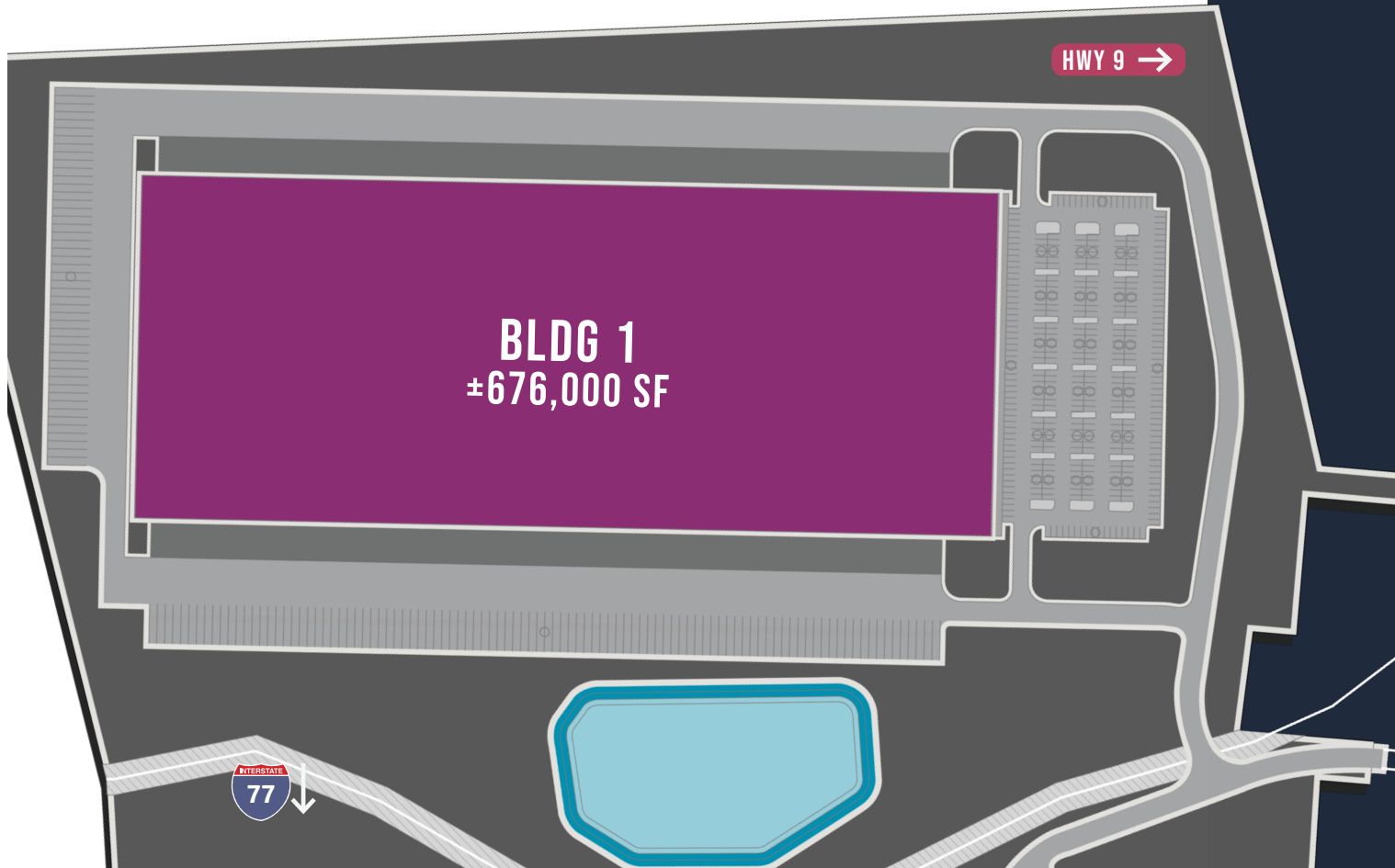
BLDG 1: ±676,000 SF - CROSS-DOCK

BLDG 2: ±396,100 SF - CROSS DOCK

ACCESS: I-77 & HWY 9 (Lancaster HWY)

PHASE II: Industrial Outdoor Storage
or Future Building pad for
±225,000 SF

| C 4 : B L D G 1 |



BLDG SF: ±676,000 SF

BLDG DIMENSIONS: 1300' x 524' Cross Dock

BAY SIZES: 50' x 58' with a 60' speed bay

CLEAR HEIGHT: 36'-40'

DOCK DOORS: Up to 150

TRAILER PARKING: 150 (expandable to 250)

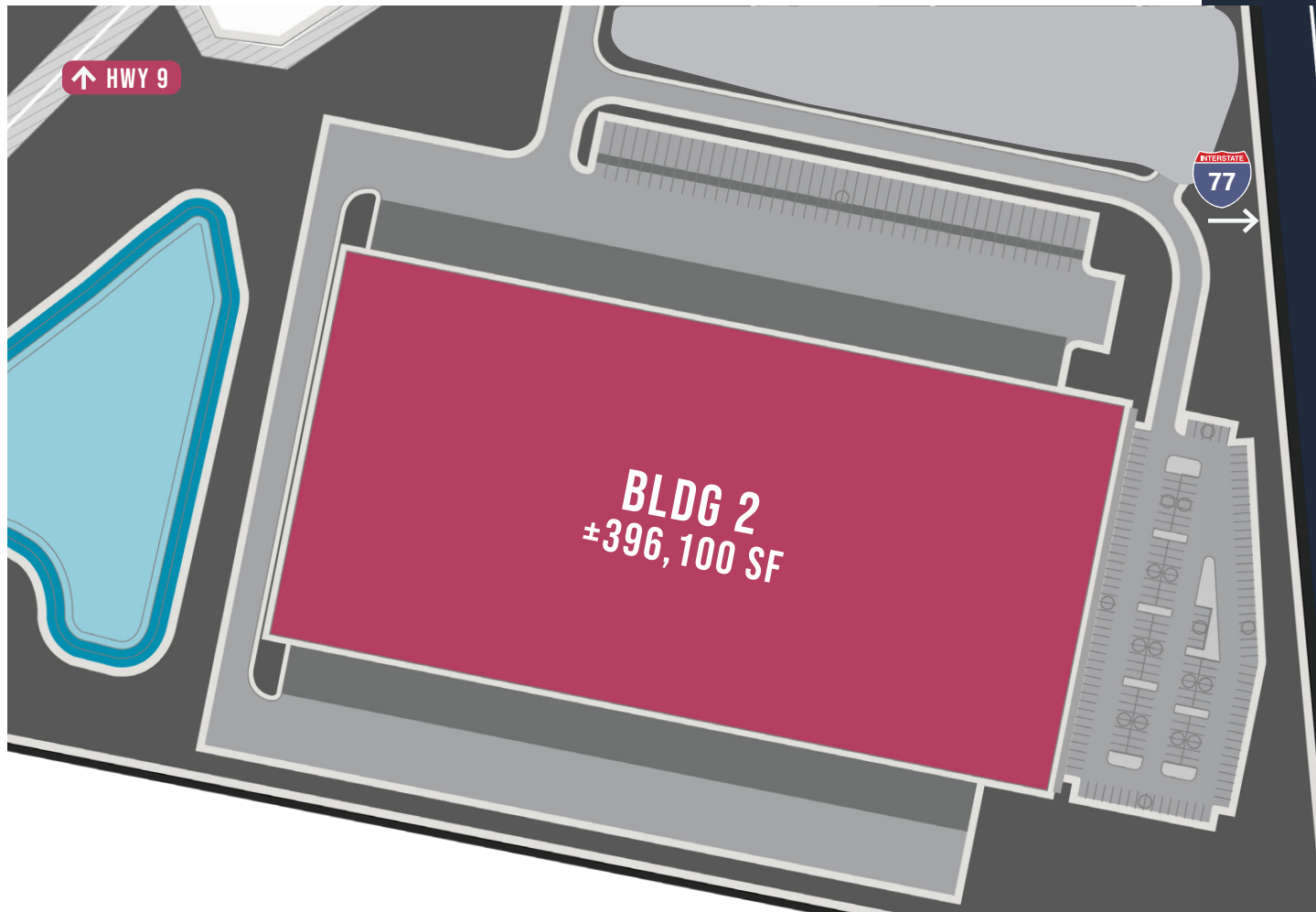
CAR PARKING: 400 (expandable to 800)

ROOF INFO: 60 Mil (20-year warranty)

ADDITIONAL INFO:

- Interior walls are painted
- Building is delivered as a warm dark shell with emergency lighting and freeze protection only
- Four (4) store fronts for Tenant build-out

| C 4 : B L D G 2 |

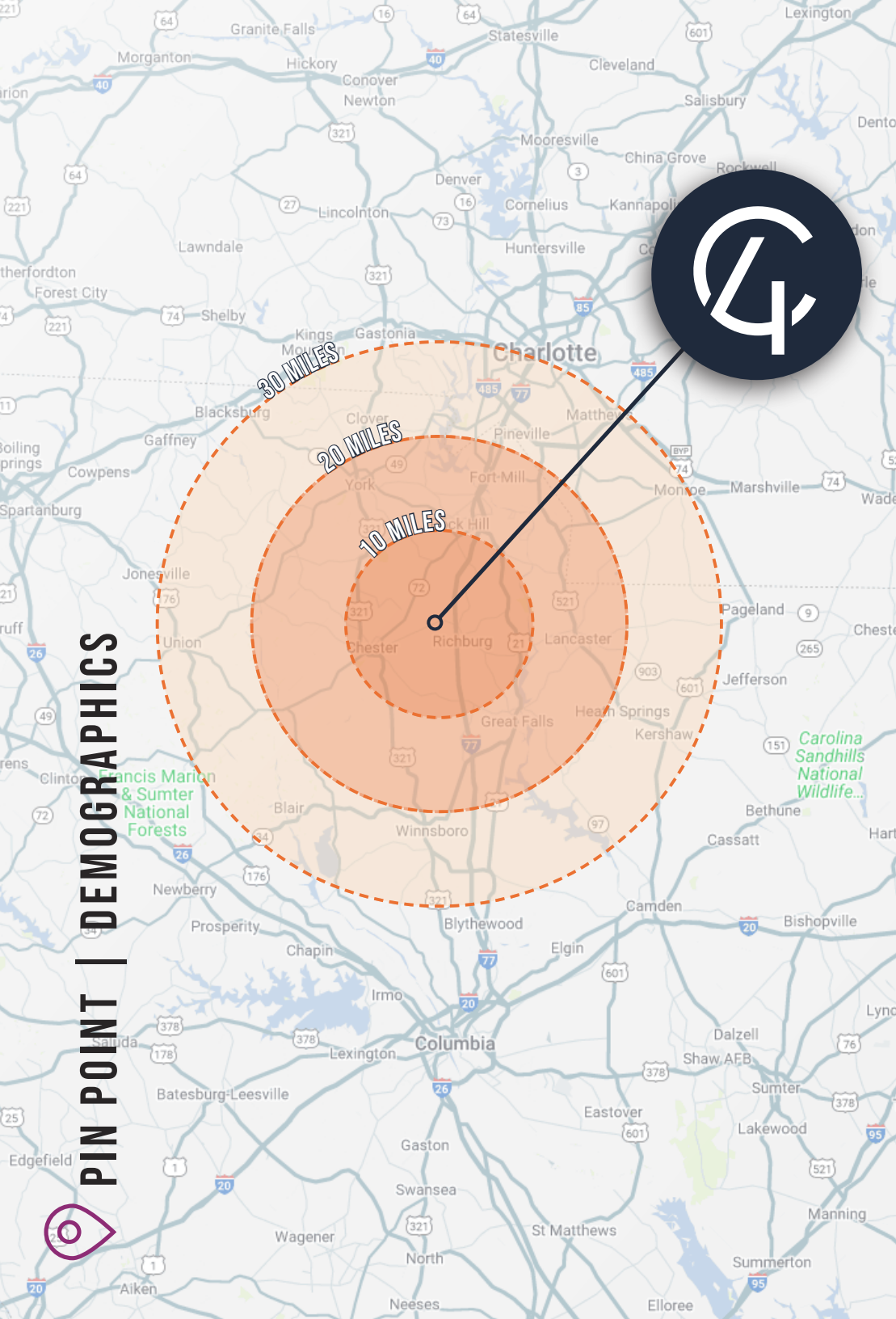


| | | | |
|-------------------------|--------------------------------|-------------------------|---------------------------|
| BLDG SF: | ±396,100 SF | DOCK DOORS: | Up to 85 |
| BLDG DIMENSIONS: | 850' x 466' Cross Dock | TRAILER PARKING: | 85 (expandable to 125) |
| BAY SIZES: | 50' x 58' with a 60' speed bay | CAR PARKING: | 225 (expandable to 400) |
| CLEAR HEIGHT: | 36'-40' | ROOF INFO: | 60 Mil (20-year warranty) |

ADDITIONAL INFO:

- Interior walls are painted
- Building is delivered as a warm dark shell with emergency lighting and freeze protection only
- Four (4) store fronts for Tenant build-out





DRIVE TIMES

| | TIME (MIN) | MILES |
|------------------|------------|-------|
| CHARLOTTE | 35 | 37.8 |
| COLUMBIA | 50 | 55.5 |
| | 1 | 0.1 |
| | 24 | 28.1 |
| | 35 | 37.4 |
| | 40 | 48.7 |
| | 60 | 54.5 |

DEMOGRAPHICS

| | 5 MILES | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 4,456 | 31,032 | 135,587 |
| HOUSEHOLDS | 1,924 | 13,023 | 57,273 |
| INCOME | \$69,190 | \$73,123 | \$77,892 |

WORKFORCE

SURROUNDING POPULATION - 433,170

LABOR FORCE - 202,935

EMPLOYED - 195,767



CHESTER COUNTY COMMERCE CENTER



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