



Vantage Point

135 Electric Ave, Ridgeville, SC 29472

Small Footprint, Class A Industrial Building

BUILDING DETAILS

Property Overview

Total GLA	157,500 sq. ft.
Year Built	2023
Office Space	1,750 sq. ft.
Site Area	10.18 acres
Parking	144 Surface Spaces
Ceiling Height	30' Clear
Loading Docks	28 dock doors / 2 drive-in door

Space Available

100% Fully Leased

Key Features

- Small-footprint, Class A industrial space with highly efficient loading capabilities with 28 dock-high and two (2) drive-in doors serviced by a 135' truck court with a 60' concrete apron
- Minimal office build out, multiple storefronts and the ability to demise suites down to 21,000 square feet provide flexible leasing optionality and efficiency for future ownership.
- The facility is positioned at the entrance of the 6,800-acre, master-planned Camp Hall industrial development anchored by Volvo's manufacturing plant.
- Conveniently situated just two (2) miles from I-26, the distribution backbone of South Carolina that connects the Port of Charleston and its highly productive terminals to the I-95 economic super corridor, providing access to the entirety of the Eastern Seaboard and the largest consumer base in the Western Hemisphere.



