

LAND FOR SALE

Carolina Regional Park
Orangeburg, SC

LAND SUMMARY

Price	\$1,350,000	
Total Acres	3.85	
Price/Acre	\$350,650	
Zoning	BI (Business Industrial)	
	Parcel A	Parcel B
Parcel ID's	0180-10-02-018	0180-10-02-24
Acreage	2.63	1.22
Property Taxes	\$10,190	\$4,700

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INVESTMENT HIGHLIGHTS



Global Logistics Triangle

The Global Logistics Triangle (GLT) transformed South Carolina's Low Country into a regional gateway for the United States. GLT established a twenty-first-century trade and logistics infrastructure that links the world economy to the markets of the southeast and throughout the nation. Carolina Regional Park is immediately adjacent to Orangeburg County's GTL, which is encompassed by I-95, I-26 and US-301 and is expected to become a regional logistics hub over the next decade.



Strong Regional Location

The Property in Orangeburg County is well-connected to other parts of South Carolina and the East Coast via I-26 and I-95. Interstate 26 links the county to Columbia and Greenville-Spartanburg. The Park is 78 miles from the Port of Charleston, 142 miles to Inland Port Greer and just 40 miles from Columbia, SC. CSX Transportation owns the Orangeburg Subdivision railroad line, which runs parallel to Route 601 which is adjacent to the Property.



Excellent Development Opportunity

The subject property's current permitted zoning (BI) allows for various uses, including retail, industrial, transportation, educational services, etc. Development on the subject property will benefit significantly from its location directly facing I-26, which provides high visibility to the property and Carolina Regional Park.



Investing in Orangeburg

Orangeburg continues to draw investments from local and nonlocal organizations and entities. In January 2023, Claflin University received a \$17.4 million grant from Congress to support the construction of a new science and technology center. University officials state the addition will expand the school's in-house research infrastructure and support future research efforts.

Orangeburg County Council approved incentives in January 2023 for May Renewables to invest \$70 million in a new solar storage facility. Although the company does not anticipate adding new jobs directly, the project will support construction and maintenance jobs in the county.

In 2022, Orangeburg County announced a capital investment of \$30 million to build a 534,000-SF speculative warehouse on Palmetto Commerce Parkway off I-26. The development was finished in late 2022 and fully leased to Pet Supplies Plus in September. The \$53 million investment from the Michigan-based pet retail chain will create 275 new jobs for Orangeburg County in 2023.



Orangeburg County Tax Incentives

Orangeburg County offers a range of tax incentives that are attractive to manufacturing firms and have attracted several industrial users to the area. These include property tax abatements, job development credits, customized workforce training programs, and sales tax exemptions for qualifying manufacturers. Additionally, South Carolina's Fee-In-Lieu of Taxes Agreement allows manufacturing businesses to pay a reduced property tax rate in exchange for making capital investments that benefit the community. Overall, Orangeburg County's offers local tax benefits that make it a competitive place for industrial users to do business.

LAND SITE PLAN

[Click Here for Zoning Options](#)



Regional Pkwy

Parcel B
1.22 Acres

Parcel A
2.63 Acres

Citadel Rd



DEMOGRAPHICS



POPULATION
49,394



MEDIAN HOME VALUE
\$122,662



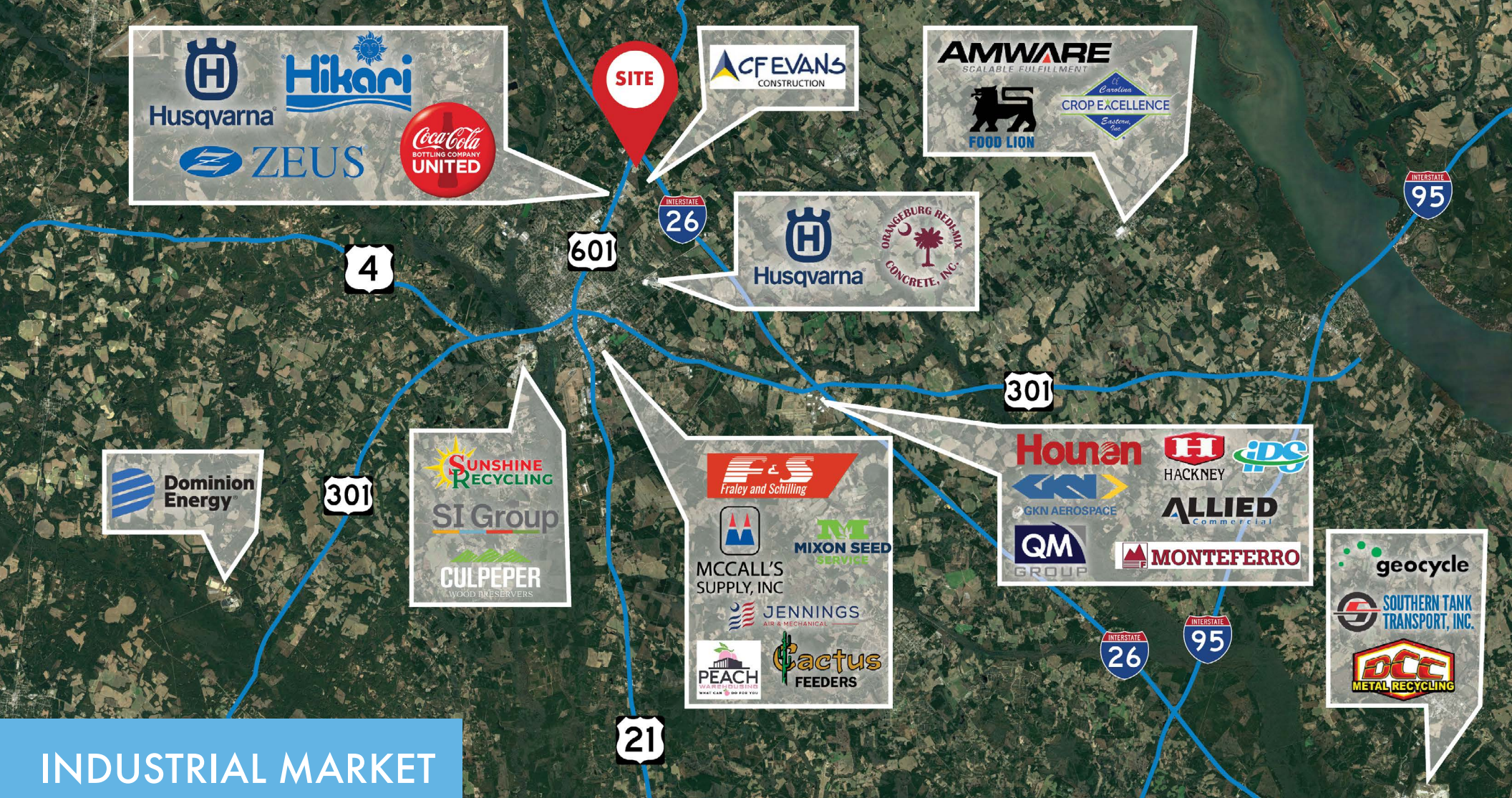
MEDIAN AGE
38.7



MEDIAN HOUSEHOLD SIZE
2.4



TOTAL BUSINESSES
1,513



INDUSTRIAL MARKET

- » Orangeburg County's industrial inventory totals 12.9 million SF.
- » Average industrial rents in Orangeburg County are just under \$5/SF, a nearly 11% increase year-over-year.
- » Orangeburg's economy is diverse and includes a large base in manufacturing, healthcare, education, and retail trade.
- » Notable manufacturing companies include Zeus Industrial Products, Allied Air Enterprises, GKN Aerospace, and Husqvarna Outdoor Products.

- » Orangeburg County is well-connected to other markets via Interstates 26 and 95. I-26 links the county to Charleston and Greenville-Spartanburg. I-95 provides connection to major markets on the East Coast such as Jacksonville, Miami, and Washington D.C.
- » Proximity to Columbia extends Orangeburg's reach to Atlanta and Birmingham via I-20.

Upcoming Developments

Current Developments

Pratrivero USA

- 3777 Industrial Blvd
- Opened distribution operations in existing facility
- 34 jobs created

Kuntai LP

- 152 Regional Parkway, Bldg F
- Opened manufacturing plant in existing facility
- 41 Jobs Created

The Park at Wilkinson

- Corner of St. Matthews & Cook Rd, Orangeburg, SC
- 177 single family homes to be constructed by D.R Horton

Food Lion DC30

- 258 Snider St, Santee SC
- 1.6 M SF Food Distribution Facility

Clafin University Student Center

- Intersection of Goff Ave & Magnolia Street
- \$30M Investment for creation of new student center

Pet Supplies Plus

- 122 Palmetto Commerce Pkwy
- \$53M investment in new 534K SF distribution center

Premium Peanut

- Gateway Logistics Park
- \$65M investment planned to expand operations in Orangeburg
- 130 Jobs Created

Hounen Solar

- 145 Millenium Dr
- 200,720 SF manufacturing plant
- \$33M investment, 200 jobs to be created

Pavestone & Sims Bark

- 150 Arista Rd
- Production of quality mulch, concrete, soil, and rock

Global Sales and Warehousing

- 2630 Saint Matthews Road
- Opened distribution operations in existing facility
- 35 Jobs Created

GFI Partners

- 2850 Magnolia St
- Former Koyo Manufacturing Plant
- about 500K SF on approximately 80 acres





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