

CAMERON, SC FOR SALE OR LEASE



Opportunity

- 75,000 sq. ft. Building
Expandable to 350,000 sq. ft.
- 32' Clear Height
- 10" Gas Line | 12" Water Line
- 27 Parking Spaces (Expandable)
- +/- 22 Acres
- Port of Charleston 67 Miles from Building
- Close Proximity to I-26, I-95, and I-20.

106 Logistics Drive
Cameron, SC
(Orangeburg County)



The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

106 Logistics Drive
Cameron, SC



Highlights:

BUILDING SIZE	75,000 SF	AGE	2017
ACREAGE	22	CONDITION	Excellent
OFFICE SPACE	500 SF	WALLS	Concrete Tilt Wall
CEILING HEIGHT	32'	FLOORS	Concrete
TRUCK DOORS	2 Dock High; 1 Drive In	ROOF	60 Mil TPO System
DIMENSIONS	300' X 250'	WATER	Orangeburg City Utilities
BAY SPACING	50' X 50'	SEWER	Orangeburg City Utilities
PARKING	27 Paved Spaces	ELECTRIC	Tri-County Electric Cooperation
ZONING	Industrial	GAS	Orangeburg Department of Public Utilities
DATE AVAILABLE	December, 2024	HEAT	Gas Forced Air
LAST USE	Warehousing of Bulk Commodities	SPRINKLER	Dry System
SELLING PRICE	6,500,000	LIGHTING	LED
LEASE RATE	\$5.50 psf NNN	A/C	Office



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