

Saxe Gotha Industrial Park | Speculative Building



4838 12TH STREET EXTENSION, WEST COLUMBIA, SC 29172

Located within the Saxe Gotha Industrial Park and inclusive to the Park's pharmaceuticals and life sciences hub, the County of Lexington's speculative building is 104,000 sq. ft. and is expandable to 195,000 sq. ft. Sitting on nearly 17 acres and accessible to I-26 and I-77, the location offers a strategic position in the heart of South Carolina with close proximity to the Port of Charleston.

Total/Available Sq. Ft.: 104,000

Expandable Sq. Ft.: up to 195,000

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SAXE GOTHA INDUSTRIAL PARK IS HOME TO:



IDEAL INDUSTRY SECTORS



ADVANCED
MANUFACTURING



LIFE SCIENCES



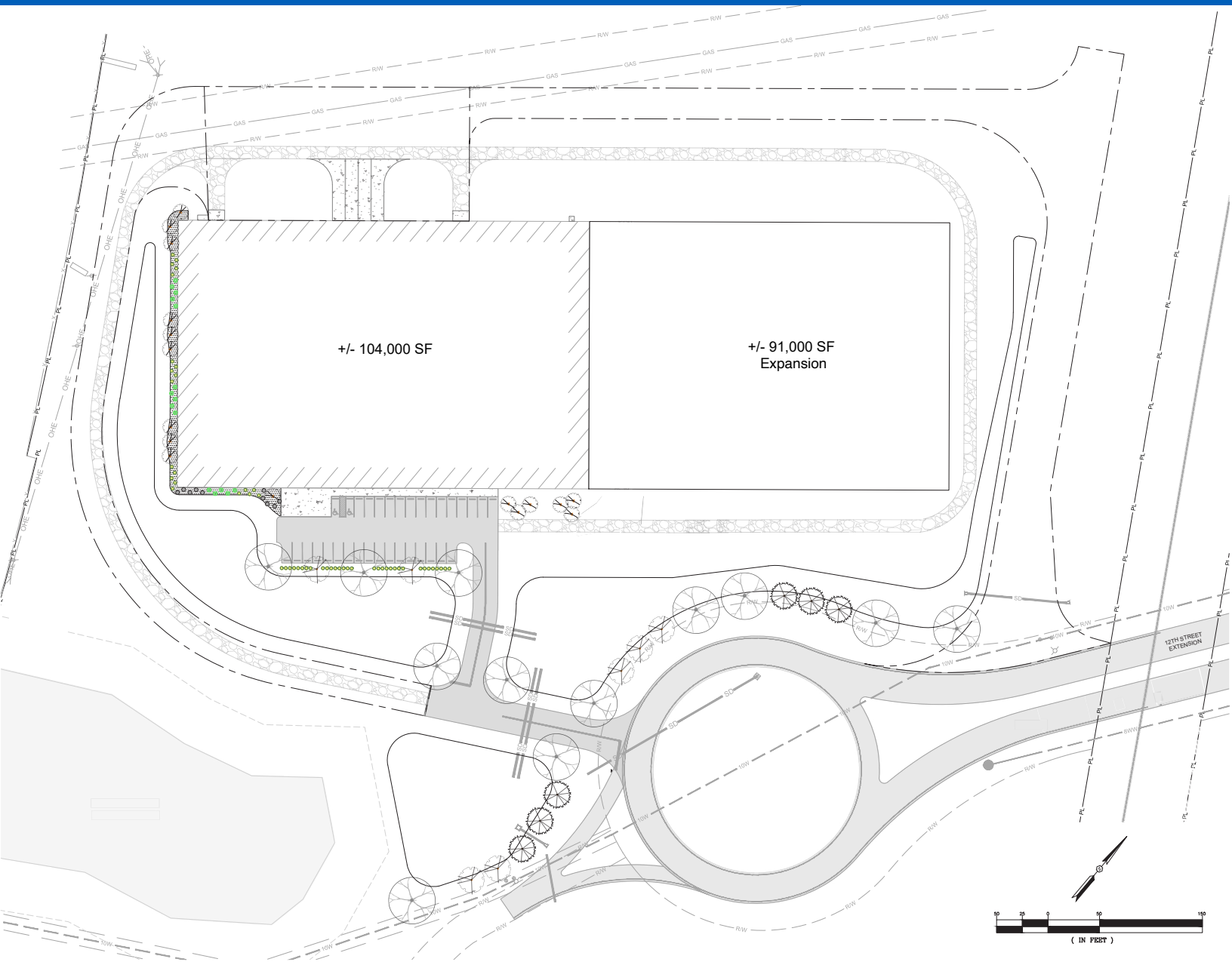
PHARMACEUTICALS

GENERAL INFORMATION

Property Type	Industrial Building
County	Lexington
Community	Saxe Gotha Industrial Park
Latitude/Longitude	33.888304/-81.036494
Tax Map ID	008097-02-001

PHYSICAL CHARACTERISTICS

Number of Floors	One (1)
Maximum Contiguous Sq. Ft.	104,000 Sq. Ft.
First Floor Sq. Ft.	104,000 Sq. Ft.
Additional Sq. Ft.	Expandable to 195,000 Sq. Ft.
Acres	16.72
Zoning	ID (Intensive Development)
Nearby Land Use	Planned Industrial Park



SPECIAL STRUCTURES OR FEATURES

Certified Site	South Carolina Certified Site
Industrial Park Tenants	Nephron Pharmaceuticals Amazon.Com Fulfillment Center Amazon Make On Demand Dominion Energy Kennedy Innovation Complex
Year Built	2021
Clear Height (minimum)	32'
Roof	60-Mil TPO
Walls	Load-bearing, Insulated Pre-Cast Panels

Floors	6" Reinforced Concrete Slab, 4,000 PSI Floor Flatness: F(F)60/F(L)40
Truck Loading	Four (4) 9' X 10' Dock Doors Two (2) 12' X 14' Dock Doors Knock-Outs for an Additional 11 Doors
Interstate frontage	460' on I-26
Additional Information	Speculative Building Constructed 2021 – Available



UTILITIES

Electric	Dominion Energy	3-Phase Power Available Within Park
Natural Gas	Dominion Energy	Size of Main: 4" Distance of Main: On-Site
Water	City of Cayce	Size of Main: 10" Distance of Main: On-Site
Wastewater	City of Cayce	Size of Main: 8" Distance of Main: On-Site
Telecom	AT&T	Fiber, Voice, Internet, Cable
Fire Protection	Lexington County	Fire Insurance Rating: ISO 3

TRANSPORTATION AND ACCESS

Nearest Interstate:		
East/West	I-26	Western Boundary
Nearest Interstate:		
North/South	I-77	1 mile
Nearest Highway		
	I2th Street Extension	At Site
Nearest		
Commercial Airport	Columbia Metro (CAE)	9 miles
Nearest		
General Aviation Airport	LB Owens	9 miles
Nearest		
International Airport	Charlotte Douglas (CLT)	105 miles
Nearest Port		
	Port of Charleston	100 miles
Rail		
	CSX	Eastern Boundary



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