

FOR SALE OR LEASE



# 500 Tillessen Blvd RIDGEWAY, SC 29130

📍 SUBMARKET: FAIRFIELD COUNTY

Crane Served  $\pm$  18,816  
SF Industrial Facility  
Available with  $\pm$  7,075 SF  
of Office/Lab Space

**CRANE SPECS:** Three-ton overhead bridge crane with 29' span; 100' travel distance, 16' hook height

**HVAC:** 100% heated and cooled

**ELECTRICAL:** 800 amp; 480 V 3 phase with bus bar

**CEILING HEIGHTS:** 24' eave; 26' center

**DOORS:** One (1) drive-in (12'x12') / one (1) dock door

**PARKING:** 24 spaces, expandable



## FOR MORE INFO, CONTACT

**NICK STOMSKI, SIOR** | Partner | [nstomski@trinity-partners.com](mailto:nstomski@trinity-partners.com) | 803-567-1447

**JAKE NIDIFFER** | Brokerage Associate | [jnidiffer@trinity-partners.com](mailto:jnidiffer@trinity-partners.com) | 803-567-1324

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)



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## DETAILS

**POWER & GAS:** SCE&G

**WATER & SEWER:** TOWN OF WINNSBORO

**FIBER:** TRUVISTA

**LEASE RATE / SALE PRICE:**  
\$4 PSF NNN / \$600K

## LOCATION

RIDGEWAY / CLOSE PROXIMITY TO WINNSBORO, BLYTHEWOOD AND CHESTER

0.25 MILES TO INTERSTATE 77



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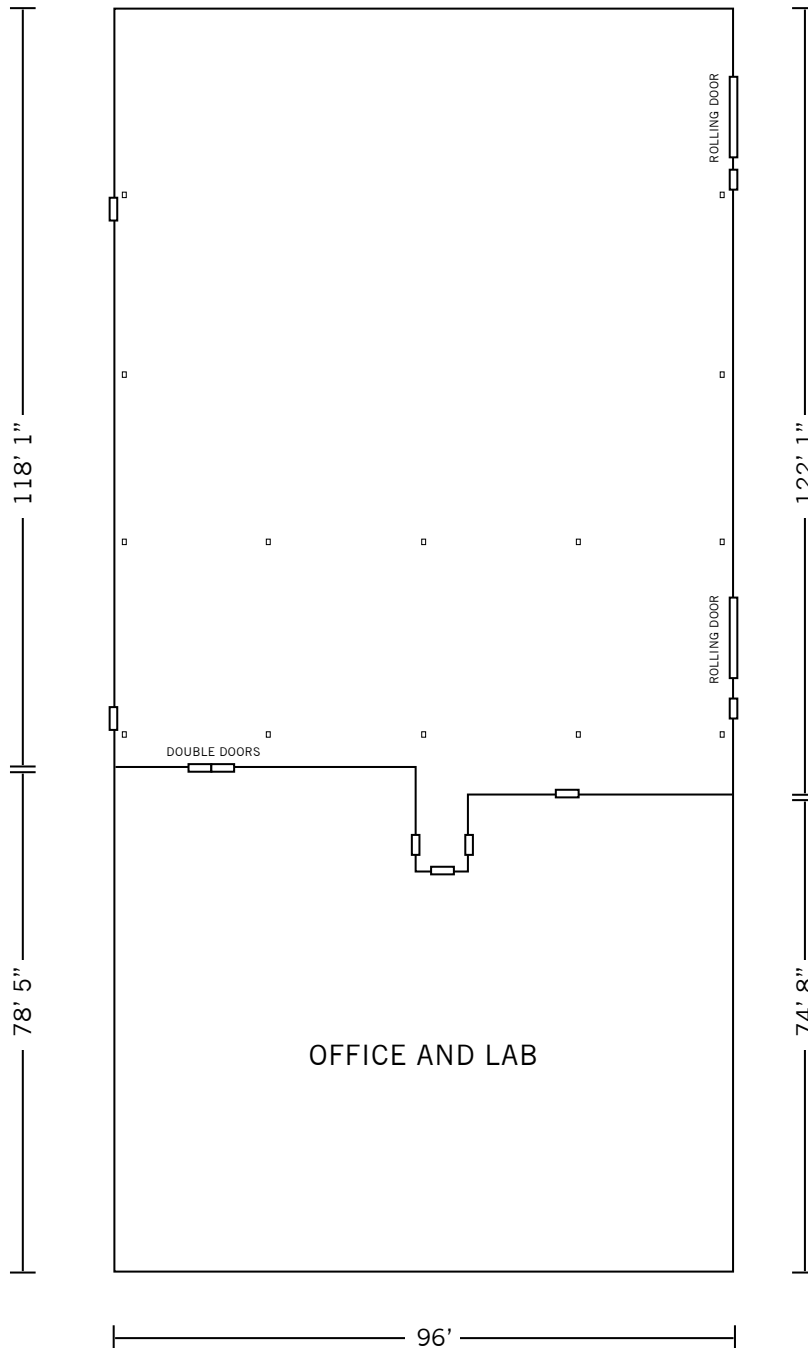
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