



FOR SALE

# TRIUMPH BUILDINGS

375 Cannon Bridge Rd.  
Orangeburg, SC 29115

**Presented By:**

**George McCutchen, CCIM, SIOR**  
Principal  
803.255.8603  
gmccutchen@wilsonkibler.com

**Mike Maloney**  
Managing Director  
610.755.6966  
mmaloney@wilsonkibler.com



1111 Laurel Street, Columbia, SC 29201 |  
www.wilsonkibler.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina



## Property Features

**OVERALL:** ±56,210 SF Warehouse Space on 6.68 Acres

**YEAR BUILT:** 1973

**WALL MATERIALS:** Metal Panels

**PARKING:** 45 Spaces

**SECURITY:** Secured Lot & Alarm System

**ZONING:** Business Industrial, Orangeburg County

**ROOF:** New Roof in 2009

**SALES PRICE:** \$675,000



# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina



## Warehouse 1

**TOTAL SF:** ±38,700 SF with ±3,200 SF Office Space

**CEILING HEIGHTS:** Minimum 12'8"  
Maximum 19'10"

**LOADING:** (1) Dock Door  
(4) Drive-In Doors

**FEATURES:** 100% Heated  
Office Space has A/C  
Primary Lighting Type: T-5/Fluorescent/Metal Halide  
Alarm System  
3,000 AMP, 480/277 Volt



# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina



## Warehouse 2

**TOTAL SF:** ±11,610 SF with ±120 SF Office Space

**CEILING HEIGHTS:** Minimum 10'  
Maximum 21'

**LOADING:** (4) Drive-In Doors

**FEATURES:** Office Space has A/C  
Primary Lighting Type: T-5/Fluorescent/Metal Halide  
Cranes: 1-3 Ton Bridge Crane (structural frame)  
800 AMP, 240 Volt





# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina



## Warehouse 3

**TOTAL SF:** ±5,900 SF with ±800 SF Office Space

**CEILING HEIGHTS:** Minimum 14'6"  
Maximum 16'

**LOADING:** (1) Drive-In Door

**FEATURES:** 100% Heated  
100% A/C  
Primary Lighting Type: Fluorescent  
  
\*2,400 SF is 4' above finished grade



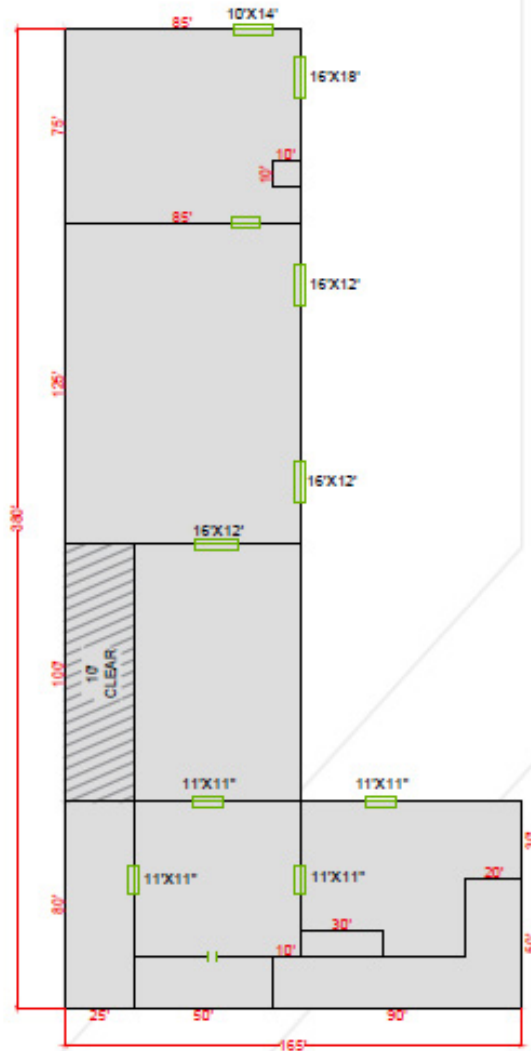
# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina

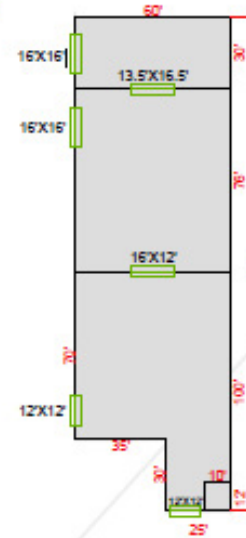


## Floorplans

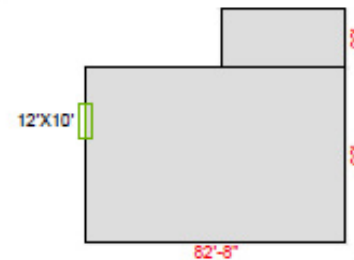
**BUILDING 1**  
38,700 SF



**BUILDING 2**  
11,610 SF



**BUILDING 3**  
5,900 SF

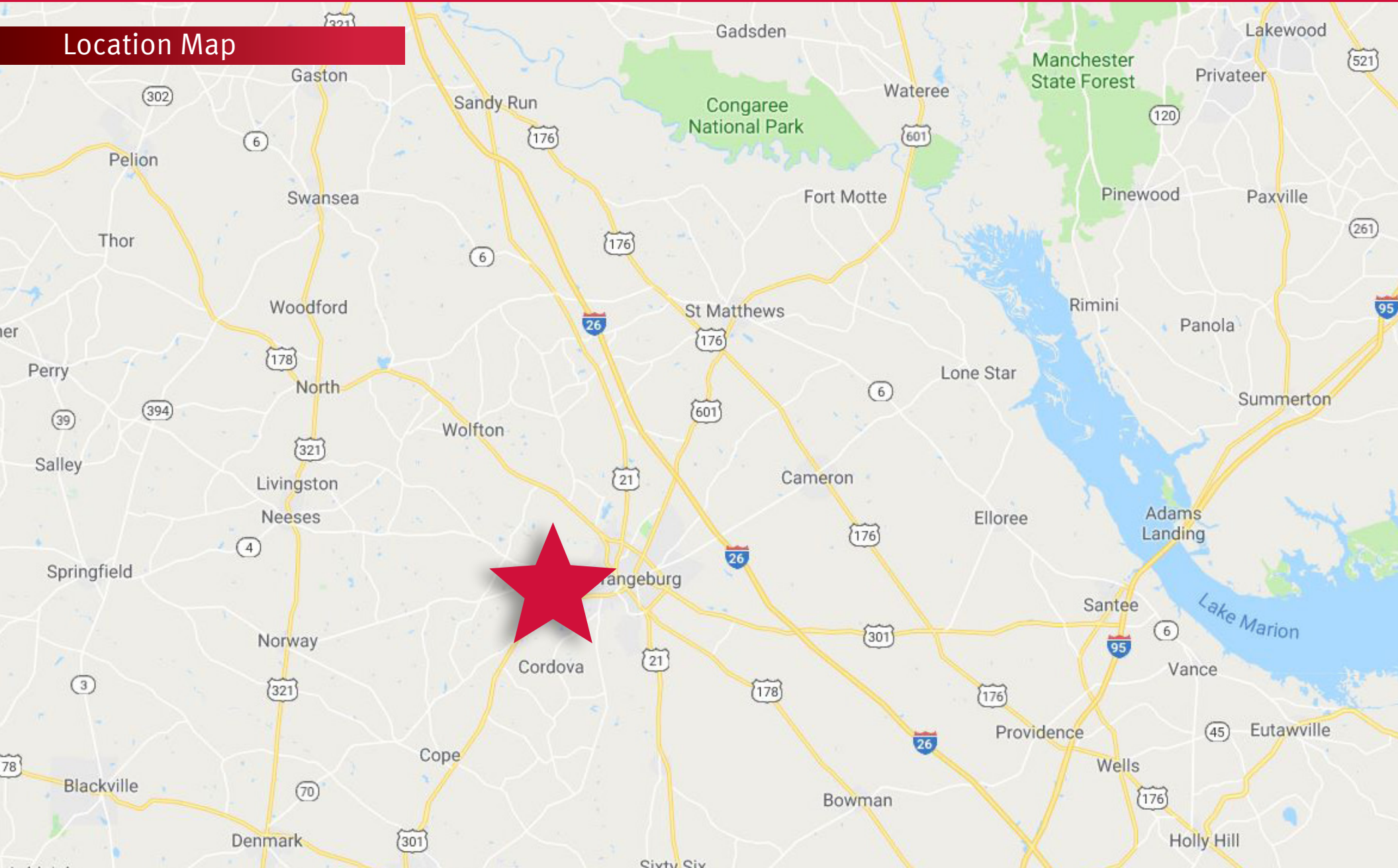


# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina



## Location Map





# 375 CANNON BRIDGE ROAD

Orangeburg, South Carolina



Aerial

