

# SANDY RUN INDUSTRIAL PARK



## Sandy Run

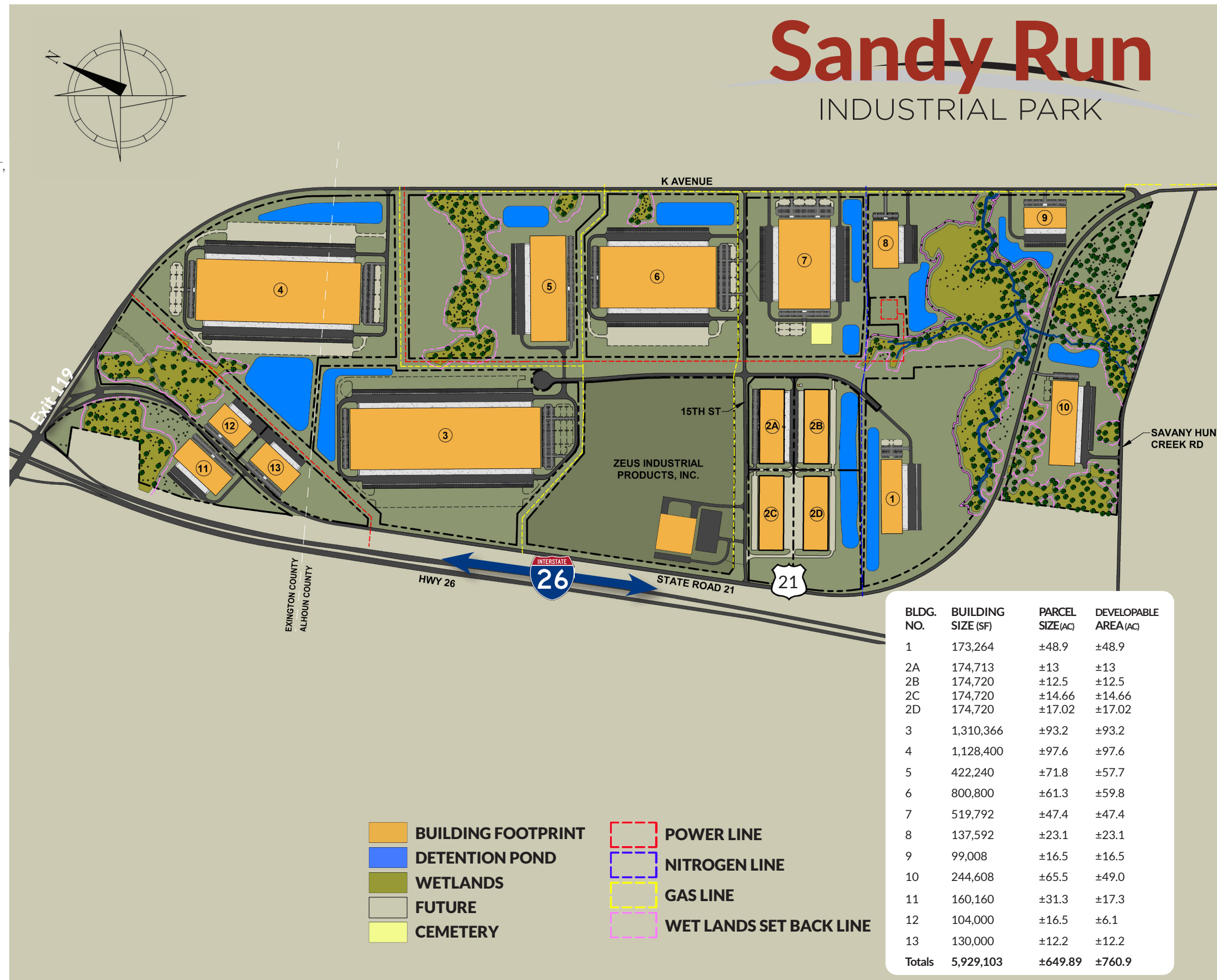
INDUSTRIAL PARK

HWY. 21 AT EXIT 119 ON I-26  
CALHOUN & LEXINGTON CO.  
±760.9 ACRES

MANUFACTURING | WAREHOUSE | DISTRIBUTION



- Total Park Size: ±760.9 Acres Accommodating Approximately 6 Million SF of Industrial Development
- Park Access via Hwy 21 at Exit 119, on I-26
- Established Industrial Development Area Featuring Amazon, Nephron Pharmaceuticals, Zeus, Starbucks Roasting Plant, & Home Depot
- Fully Entitled, Including In-Place Infrastructure (Oversized Power, Water, Sewer, Natural Gas, & Fiber)
- Utilities:
  - Water**- 10" | CCWA (Calhoun County Water)
  - Sewer**- 10" Gravity | Calhoun County
  - Gas**- 6" Distribution Gas Line | Dominion Energy
  - Electric**- Distribution & Transmission | Dominion Energy
- Excellent Interstate Access (I-26 = 0.3 MI.; I-77 = 3 MI.; I-20 = 12 MI)
- 29.5 Million People within a Five Hour Drive Time
- Ample Labor Force Pulling From Tri-County Area – Calhoun Co., Lexington Co., and Richland, Co. (Columbia)
- Building Size Range: ±99k SF - ±1.3M SF
- Build to Suit & Spec Buildings by Red Rock Developments
- Lots 4 & 11-13 are Located in an Opportunity Zone



	TRANSPORTATION	MI
	UPS SE REGIONAL HUB	8.0
	FEDEX GROUND	8.6
	FEDEX AIR	8
	I-26	0.3
	I-77	3
	I-20	12
	CAE INTERNATIONAL AIRPORT	8
	CHARLESTON HARBOR (SC)	90
	PORT OF SAVANNAH	130

\*Exact locations and sizes of buildings to be determined at a later date



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