

# Available Manufacturing/Warehouse Space

## ZF Lemforder Warehouse

### Lancaster, SC

#### Building Description

Name of Building: ZF Lemforder Warehouse  
Building Size: 30,000 sf  
Type of Building Construction: Metal  
Shared Facility: No

#### Location

Address: 1312 Camp Creek Road  
City/County: Lancaster/Lancaster County  
State: South Carolina 29720  
Within Corporate Limits: No

#### Building Information

Year Constructed: 1992  
Total Square Footage: 30,000  
Manufacturing Square Footage: 25,000  
Office Square Footage: 5,000  
Manufacturing Ceiling Height: 20' at eaves/  
25' at center  
Manufacturing column Space: 25x50  
Manufacturing Floor Thickness: 6 inches  
Number of Floors: 1  
Multi-Tenant: No  
Number of Buildings: 1  
Current Use: Warehousing  
Zoning: Industrial  
Total Acres: 11  
Dock Doors: 2  
Drive-In Doors: 1  
Manufacturing A/C: Yes  
Warehouse A/C: Yes  
Office A/C: Yes

#### For Sale/Lease

Lease Price: Negotiable  
Sales Price: \$1,050,000

#### Transportation

Miles to U.S. 521: 3 miles  
Miles to Interstate 485: 30 miles  
Miles to Interstate 77: 37 miles  
Miles to Interstate 85 South: 50 miles  
Miles to Interstate 85 North: 60 miles  
Miles to Charlotte Airport: 42  
Minutes to Charlotte Airport: 45 minutes  
Rail: None  
Potential for Rail: None

#### Utilities

Electricity: Duke Power  
Natural Gas: Lancaster Co. Natural Gas Authority  
Water & Wastewater: Lancaster County  
Communications: Comporium (Fiber Network)



#### Contact

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