



For Sale

Prime Redevelopment Opportunity

2105 Rowesville Rd

Orangeburg, South Carolina 29115
Orangeburg County, SC USA

**AVISON
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The Opportunity

2105 Rowesville Rd
Orangeburg, SC 29115
Orangeburg County, SC USA



Address	2105 Rowesville Rd – View Location Orangeburg, SC 29115
Sale/Lease	Sale Only – View Details
Property Type	Industrial, Manufacturing, Warehouse, Land
Zoning	Commercial General (CG)*
Municipality	Orangeburg County (Unincorporated)
Total RBA	±101,726 sf (2 floors, 5 buildings) - approximate
Est. Useable SF	±60,647 sf – approximate <i>*Assumes Building 1 (1st floor only) + Building 2 + Building 3</i>
Year Built	1988 (approximate)
Parking:	+3 improved acres w/±300 spaces (paved/striped)
Site Area	±12.94 acres 0172-20-00-001.000 (12.22ac) 0172-20-00-006.000 (0.72ac)
Sale Price	Please Contact
Sale Type	User-Occupier or Investor

+100,000 sf multi-building industrial site on 12.94 acres

2105 Rowesville Rd/US-21 Orangeburg, SC 29115 is a Multi-Building Heavy Manufacturing complex on Rowesville Rd aka US-21 in Orangeburg County, South Carolina.

This purpose-built manufacturing building was constructed around 1988-1989 and was previously a portion of the adjacent building located at 2115 Rowesville Rd. The site has been subdivided and today includes two parcels totaling 12.94 acres and consists of two primary buildings referred to as Building 1 (±79,212 sf – 2 floors), Building 2 (±18,641 sf – 1 floor), and three smaller outbuildings (±3,875 sf combined) for an approximate total building area exceeding 100,000 sf on site.

The site has been decommissioned and is vacant. Full renovations and/or demolition will be required.

This stand-alone site is surrounded by Industrial land and thriving industry and offers immediate highway access to Rowesville Rd / US-21, and proximity to the Interstate ([6.8 driving miles to Exit 149- I26/US-33](#)).

With over 3 acres cleared and paved (±300 paved and striped parking spaces) and additional land for expansion and/or future redevelopment, not to mention the controlled access via Capers Lane and Rowesville Rd/US-21, this site is poised for a success and offers potential for both single and multi-tenant users and flow.

[Contact](#) for details and to setup a tour



12.94-acre site with significant outdoor storage space, ample parking (paved), multiple ingress/egress points



Prime redevelopment opportunity for users & investors alike-located within a [Federal Opportunity Zone \(OZ\)](#)



Heavy power & utilities to the site, located in Orangeburg County, a Tier 4 county with the [highest incentives available](#)



+3 acres parking - cleared and paved (±300 paved & striped parking spaces) & additional acres (undeveloped)

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information**

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Prime Redevelopment Opportunity

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Total RBA
±101,726 sf
on 12.94 acres
Across 5 Buildings

"Parcel A"
±0.72 Acres
TMS#0172-20-00-006.000

RBA Breakdown

±79,212 sf	Building 1 - 1 st & 2 nd Floors
±18,641 sf	Building 2 - 1 Floor
±3,875 sf	Outbuildings (Building 3, 4, 5)

Total RBA: ±101,728 sf
Existing On Site Today – All Buildings, All Floors

Estimated Useable: ±60,647 sf
Includes 1st Floor of Building 1 only, plus
Building 2, and Building 3

Land / Parking

 **±2.32 acres / 299 spaces**
Paved and striped parking areas (Parking Lot A + B)

 **±0.50 acres**
Concrete loading area / truck court

Parking/Loading Areas
±2.82 acres
 Paved/Concrete (Parking Lot A+B and Truck Court)

Future Expansion

±1.30 acres
Cleared areas (not paved)

±3.90 acres
Forested / undeveloped land
(excluding approx. wetlands)

Potential Development/Expansion
±5.20 acres
 Partially cleared and undeveloped area

"Parcel B"
±12.22 Acres
TMS#0172-20-00-001.000

**Get more
information**

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 **VIEW PROPERTY WEBSITE**

Industrial sale opportunity

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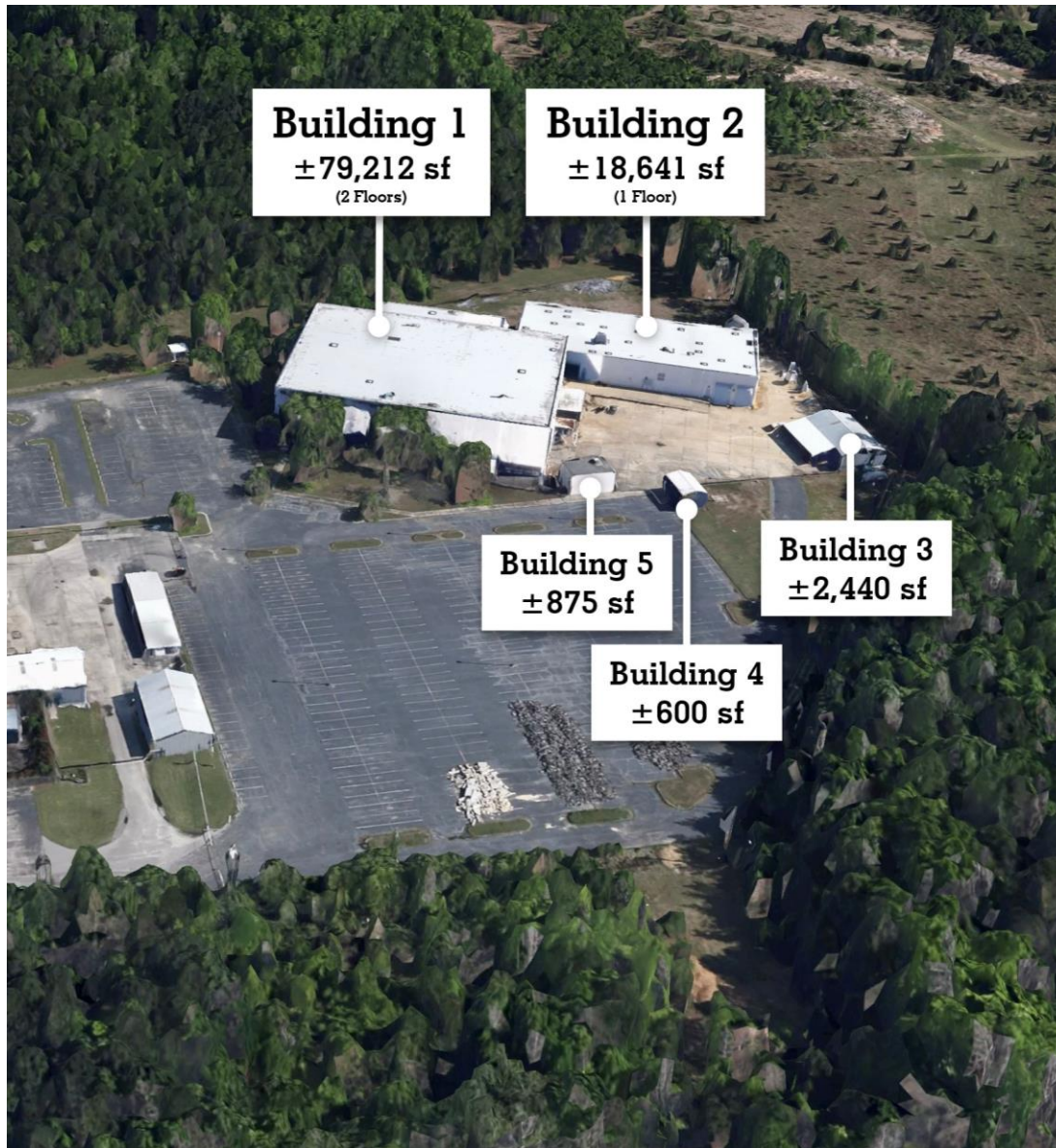
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VIEW INTERACTIVE MAP

Site Overview

2105 Rowesville Rd
Orangeburg, SC 29115
Orangeburg County, SC USA



Background

Originally built around 1988 for Hughes Aircraft Co. - a major American aerospace and defense contractor, the buildings were utilized for heavy production, R&D, administrative and related uses prior to being acquired by Raytheon Corporation in 1997.

In Q4 1998, Raytheon Corporation announced major shutdowns, including the Orangeburg Facility.

The site has been decommissioned and vacant. Fully renovations and/or demolition will be required.

RBA Breakdown

±79,212 sf
Building 1 – 1st & 2nd Floors

±18,641 sf
Building 2 – 1 Floor

±3,875 sf
Outbuildings (Building 3, 4, 5)

Total RBA: ±101,728 sf
Existing On Site Today – All Buildings, All Floors

Estimated Useable: ±60,647 sf
Includes 1st Floor of Building 1 Only, Building 2, and Building 3

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Existing Conditions

2105 Rowesville Rd
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Building 1

Bldg / Area	Dim 1	Dim 2	SF	Notes
Building 1 (1 st Floor)	162.00	218.00	35,316	Main Plant Building 1st Floor - Area 1
Building 1 (1 st Floor)	110	39	4,290	Main Plant Building 1st Floor - Area 2
Building 1 (1 st Floor)			39,606	Main Plant Building 1st Floor: Area 1 + Area 2

Bldg / Area	Dim 1	Dim 2	SF	Notes
Building 1 (2 nd Floor)	162.00	218.00	35,316	Main Plant Building 2nd Floor - Area 1
Building 1 (2 nd Floor)	110	39	4,290	Main Plant Building 2nd Floor - Area 2
Building 1 (2 nd Floor)			39,606	Main Plant Building 2 nd Floor: Area 1 + Area 2

Building 1 (1 st + 2 nd Floor)			79,212	Building 1 SF Total (Existing) 1 st + 2 nd Floor
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±39,606 Estimated Useable SF
(Building 1 – 1st Floor Only)

Building 2

Bldg / Area	Dim 1	Dim 2	SF	Notes
Building 2	92.17	202.26	18,641	Building 2 – 1 Floor
			18,641	Total SF (approx.) Building 2

±18,641 Estimated Useable SF
(Building 2)

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Buildings 3, 4, 5 (“Outbuildings”)

Bldg / Area	Dim 1	Dim 2	SF	Notes
Building 3	40.00	60.00	2,400	Included in useable RBA
Building 4	20.00	30.00	600	Tear down/demo
Building 5	25	35	875	Tear down/demo
			3,875	Total SF Outbuildings (Existing)

±2,400 Estimated Useable SF
(Building 3)

Building Details

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Building 1 (Main Plant)

Building 1 (main plant) is a two-story concrete structure built around 1989 to serve as the main plant and offices for the previous user. The building measures approximately 79,212 sf on two floors ($\pm 39,606$ sf per floor)

The interior of Building 1 was most recently utilized for administrative offices, R&D, warehouse, and related manufacturing operations. The building had multiple elevators, stairs, and featured a number of heavy processing rooms including a physical, chemical and metallurgical laboratories; electrical and physical plant areas; and the former wet process support and chemical storage areas.

The second level of Building 1 included the PWB manufacturing area and perimeter rooms previously used for support activities including chemical cleaning, etching, plating, and laminating.

Column spacing is approximately 36' x 20' however vary slightly throughout various portions of the building (See [as-built plans](#)). First floor ceiling heights range from 12'6" and 13'6" while the Second-floor heights range from 19' and 22"

Loading access via the rear portion of the building via a concrete loading platform located near the truck court.

A full demolition and/or renovation will be required

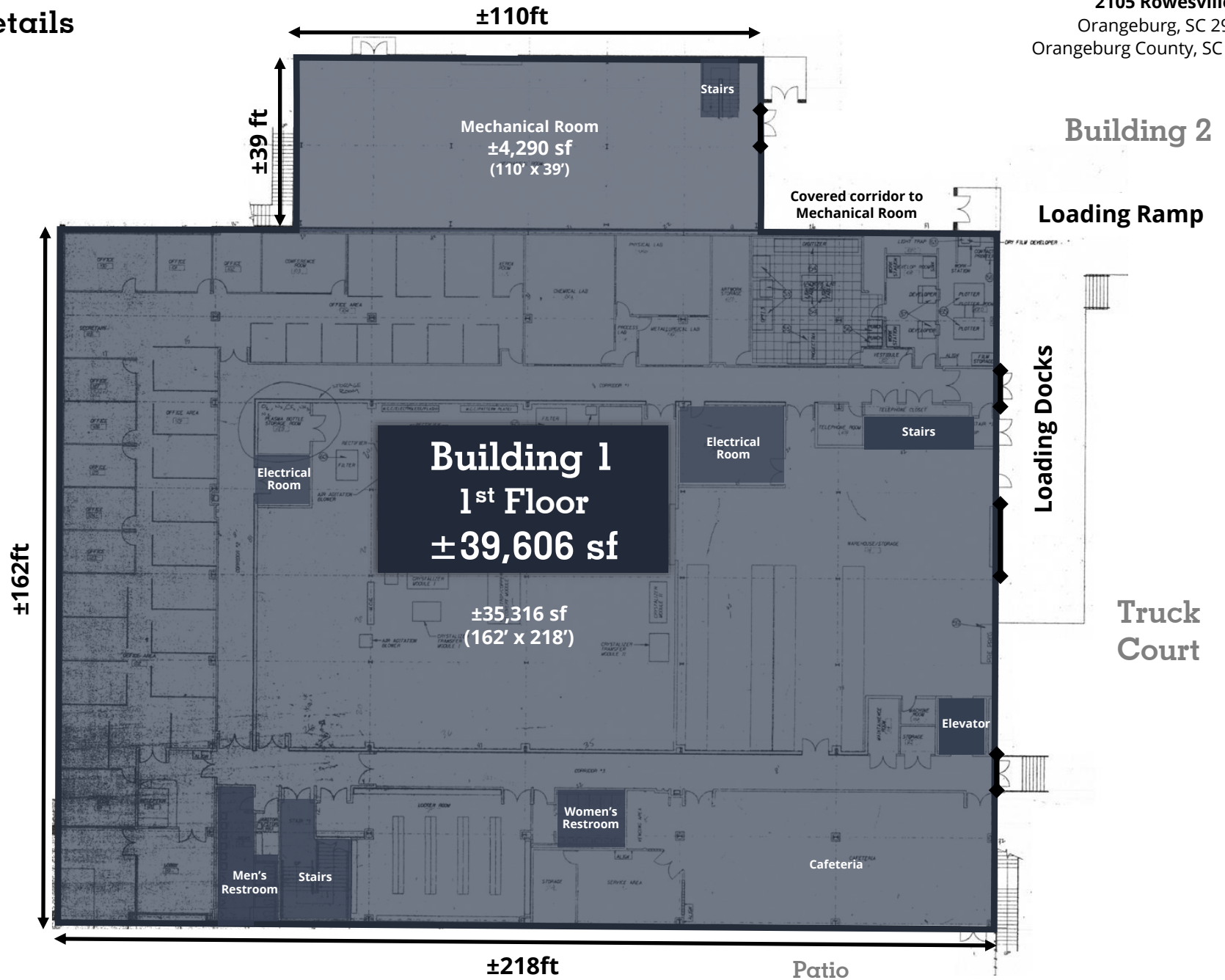


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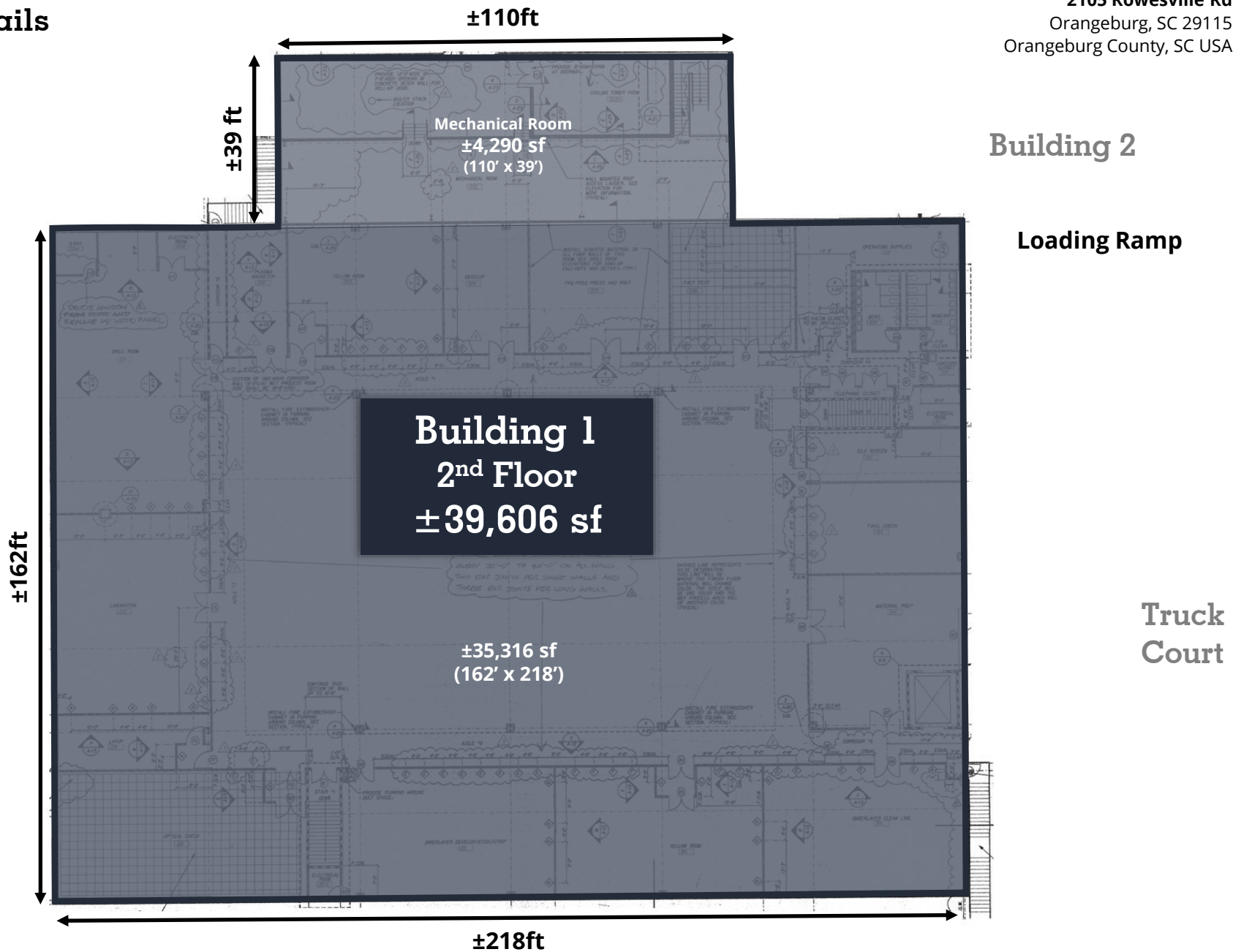
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[View As-Built Drawings](#)

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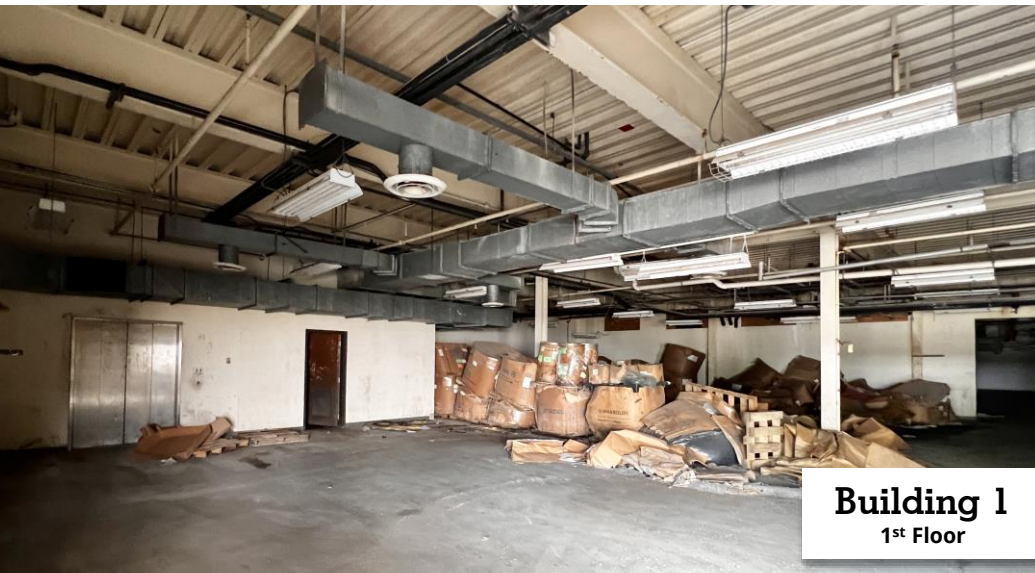
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Property Photos- Building 1

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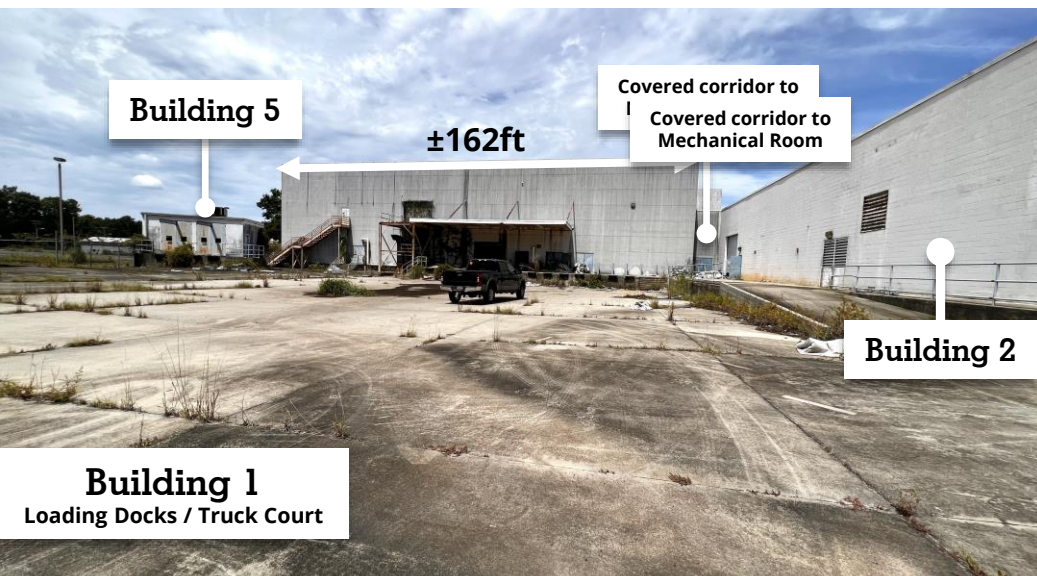


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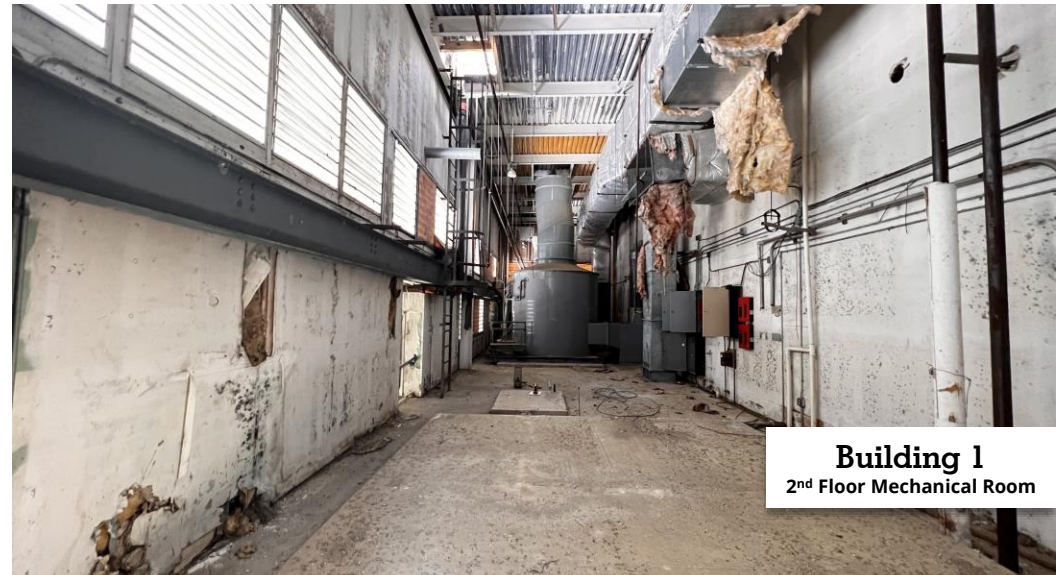
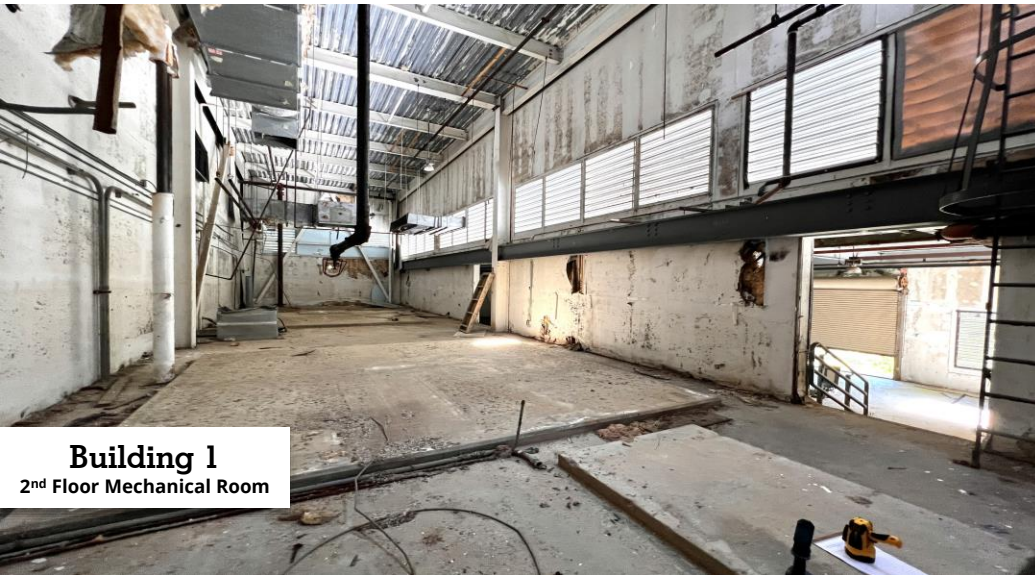


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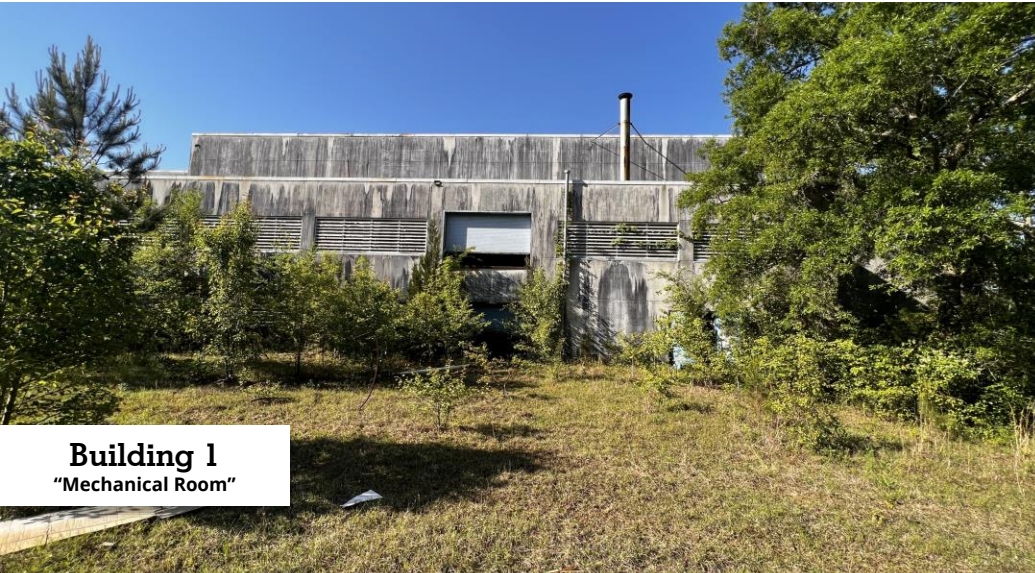


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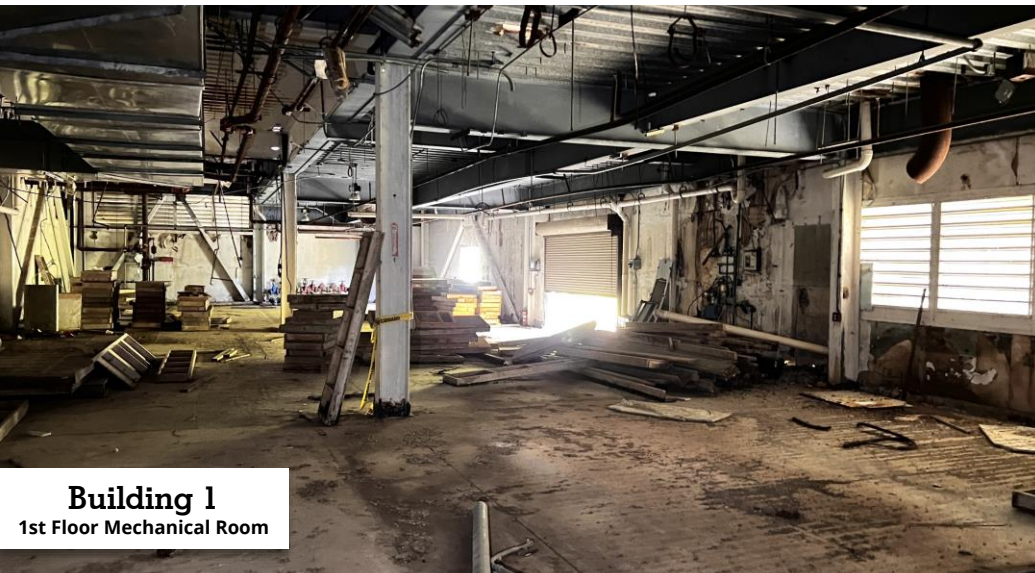
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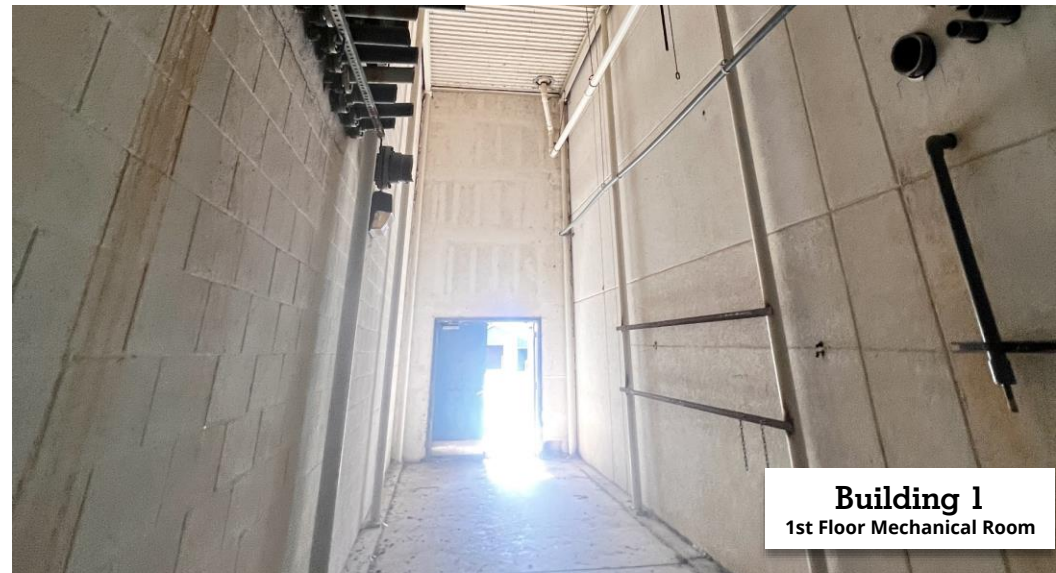
Building 1
"Mechanical Room"



Rear Access
Behind Building 1 & 2



Building 1
1st Floor Mechanical Room



Building 1
1st Floor Mechanical Room

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Building Details

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Building 2 (Previous WWT)

"Building 2" is a concrete structure measuring approximately 18,641sf (92.17' x 202.25') located along the Northeast portion of the site.

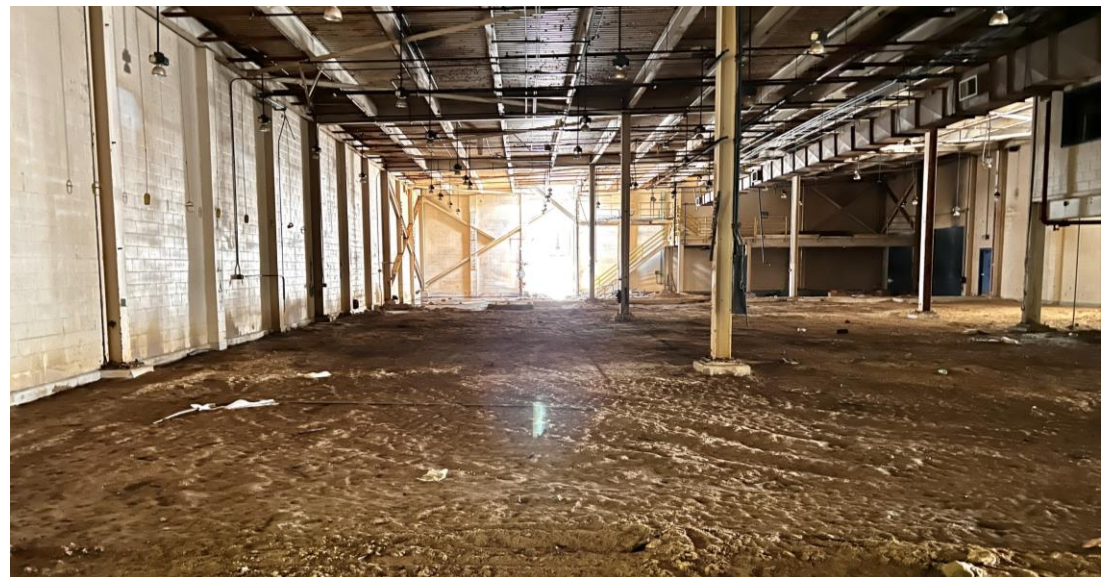
Constructed around 1989, Building was utilized for the former production, testing, and wastewater treatment operations for the previous user until operations were decommissioned around approximately 1995*.

Previous equipment, mechanicals, containment areas, HVAC, and related components have all been decommissioned, demoed and removed with the exception of the metal staircase and a portion of the mezzanine which provides access to the roof.

The concrete floors have also been removed and the roof is assumed to need a full replacement. The sprinkler system appears to still be intact however a full renovation and/or replacement is likely needed.

There are two 12' x 14' loading docks and a large oversized drive-in door (14' x 14') with both ramp access as well as access to the concrete loading platform at the loading docks located along the rear portion of Building 1

Subject to engineering review, it appears that there is potential to add additional docks and/or truck access along the rear of the building and to open up access via Capers Lane which runs along the perimeter of the site and adjacent parcel with access via Rowesville Rd aka US-21

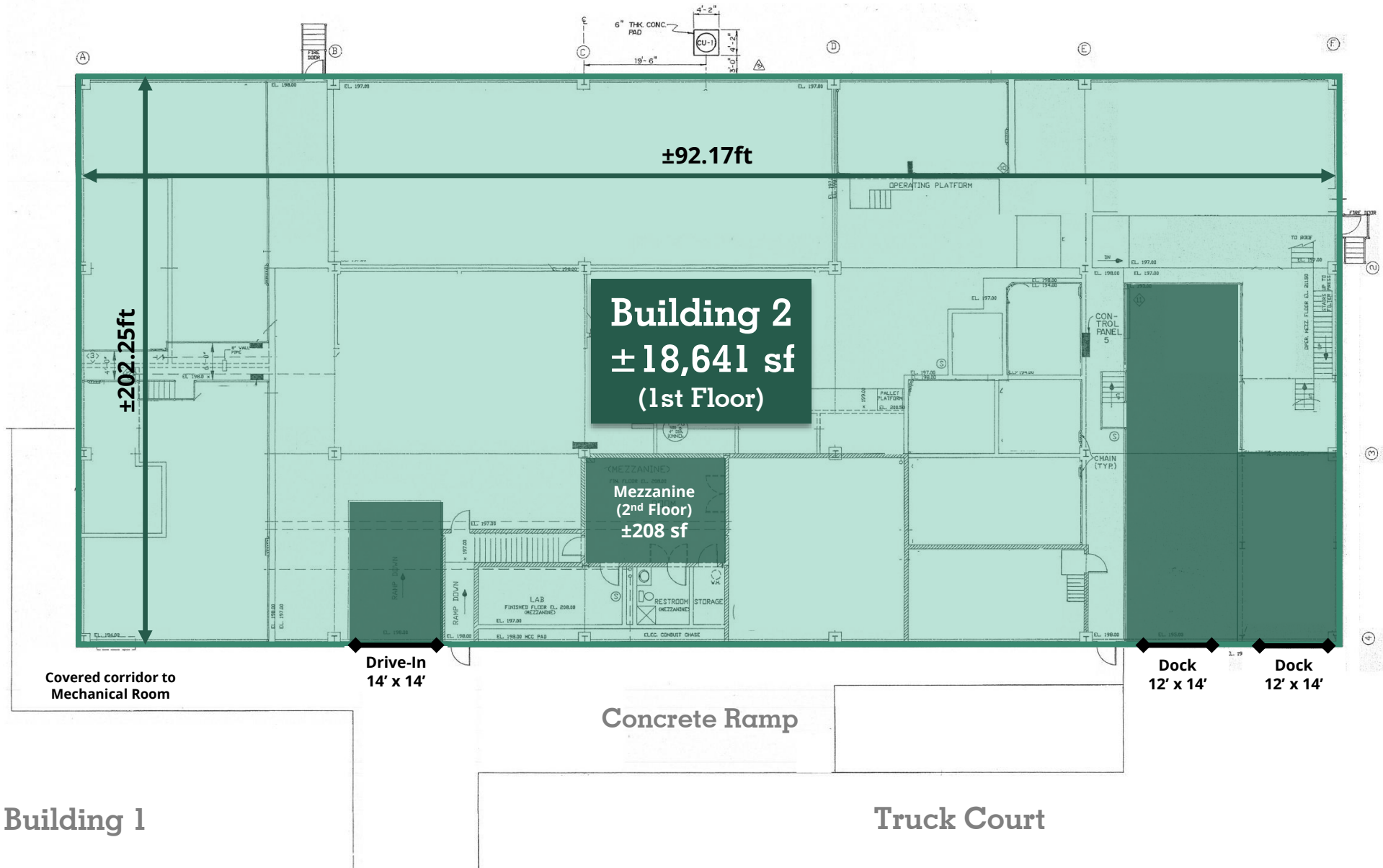


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Building 1

Truck Court

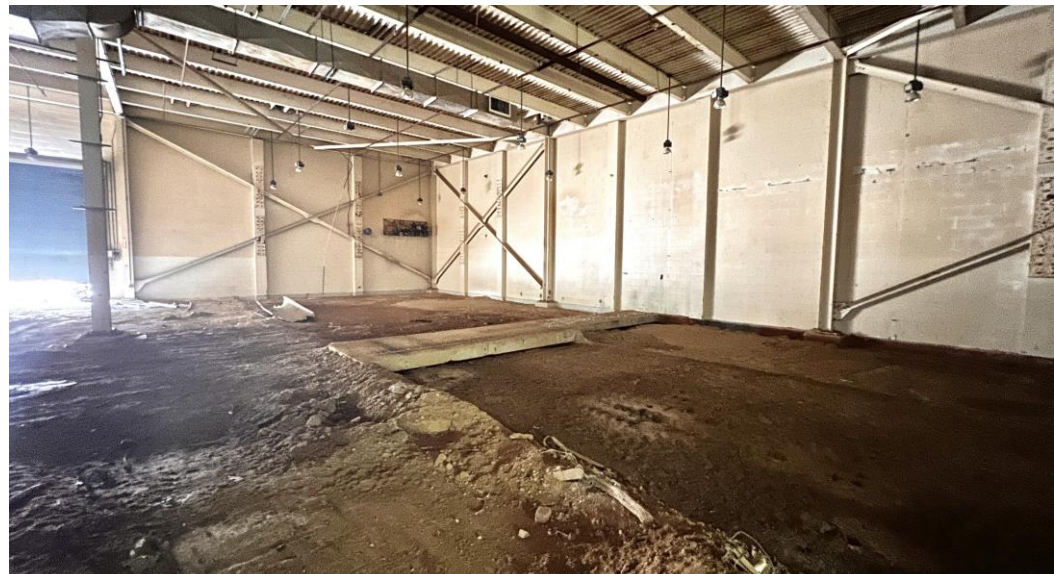
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[View As-Built Drawings](#)

Property Photos- Building 2

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Property Photos- Building 2

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Outbuildings

In addition to Building 1 and Building 2, there are multiple outbuildings on site.

“Building 3” is a metal warehouse/shed measuring approximately 2,400 sf (40’ x 60’) and was previously utilized as a maintenance building

“Building 4” is a small dark blue metal building measuring approximately 600sf – previously utilized for material handling and storage of hazardous materials

“Building 5” is a block building located adjacent to Building 1 (main plant) and measures just under 1,000sf – previously utilized for on-site chlorine handling

Combined SF for Outbuildings: ±3,875 sf (approx.)

Bldg / Area	Dim 1	Dim 2	SF	Notes
Building 3	40.00	60.00	2,400	Included in useable RBA
Building 4	20.00	30.00	600	Tear down/demo
Building 5	25	35	875	Tear down/demo
			3,875	Total SF Outbuildings (Existing)
			2,400	Estimated Useable SF (Building 3)

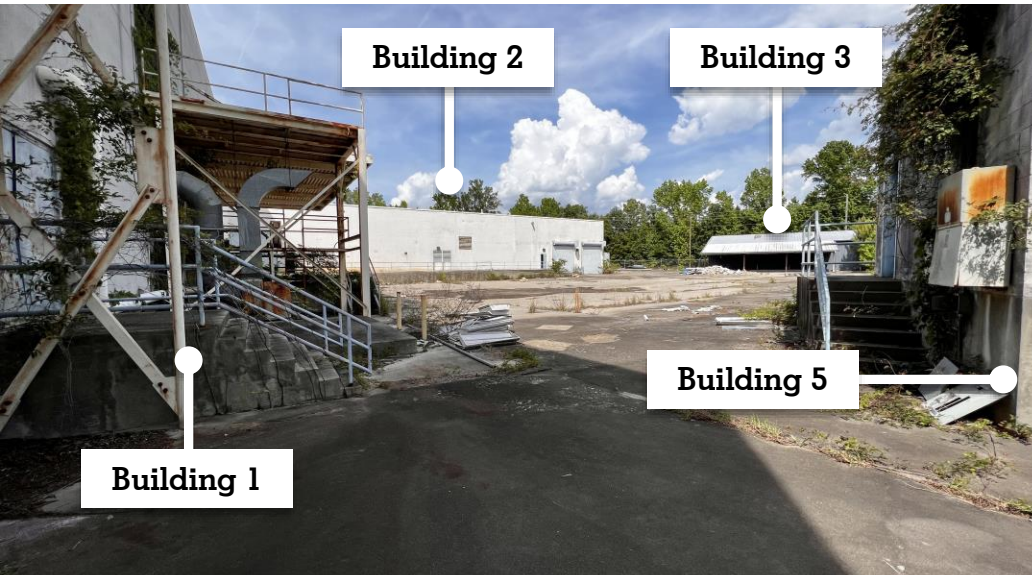


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Property Photos- Outbuildings

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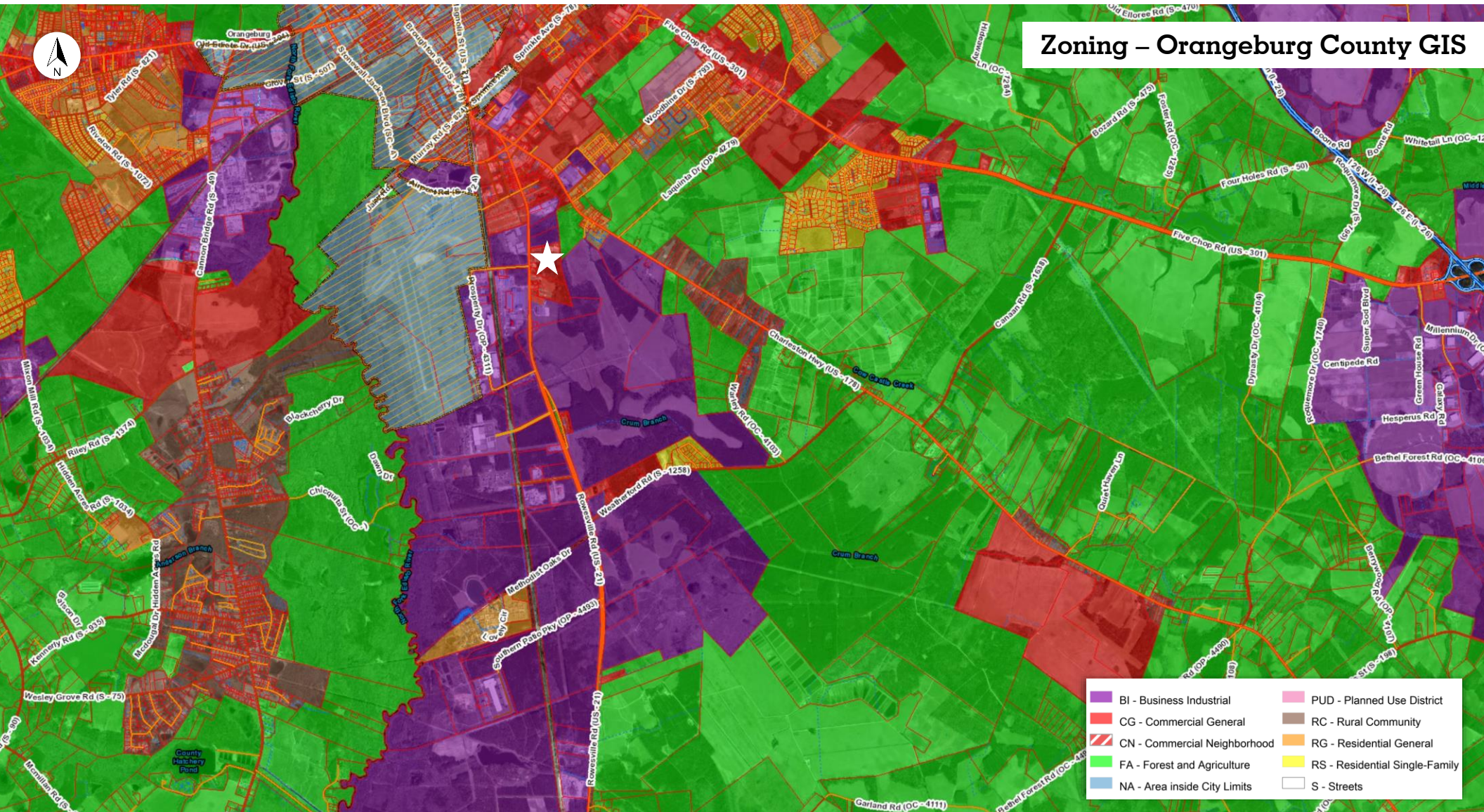


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Additional Site Data

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Orangeburg County, SC GIS

SC Opportunity Zones

2105 Rowesville Rd
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Opportunity Zone Benefits

The Opportunity Zone program offers tax benefits to investors making qualified investment in designated Opportunity Zones. The investment, made through Opportunity Funds, is eligible for deferred and eliminated capital gains tax.

A taxpayer with realized capital gains must invest those gains within 180 days into a Qualified Opportunity Fund (QOF). The QOF then must deploy 90% of the funds into a qualified opportunity zone property or businesses within six months.

Benefits Of An Opportunity Zone Investment

Investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.

If the QOF investment is held for five years or longer, they may receive a 10% step-up-in-basis for the deferred gains.

If the investor holds the investment in the Opportunity Fund for at least 10 years, the investor pays no capital gains on the appreciation.

Opportunity Funds

Opportunity Funds are a new class of investment vehicle that must be organized as a corporation or a partnership.

The funds will specialize in attracting investors with similar risk/reward profiles to aggregate and deploy their capital in rural and low-income urban communities. Opportunity Funds will be comprised of private capital and guided by market principals. The funds must invest 90% of their assets in opportunity zone assets. Funds may invest in opportunity zones via stock, partnership interests, or business property.

Fund assets must create new business activity. If invested in an existing business, the fund must double the investment basis over 30 months. The funds can create new businesses, or new real estate or infrastructure. Funds may not be invested in certain types of business, such as golf courses, country clubs, gambling establishments, and a few other specifically excluded types of business.

Source: <https://scopportunityzone.com/>

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Area Overview

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2105 Rowesville Rd is strategically situated in between two major Industrial Parks – Situated in between two Industrial Parks – the [Orangeburg County Industrial Park \(OCIP\)](#) and the [Orangeburg Power Site \("Shirer Site"\)](#), just east of the Orangeburg Municipal Airport (OGB)

Located on the Prosperity Dr. loop the Orangeburg County Industrial Park (OCIP) is home to companies such as the Okonite Company, Red Collar Foods/Mars Petcare, Ecka Granules of America, LLC, Indevco Plastics - just to name a few.

Adjacent to/bordering the eastern portion of the site is the [Orangeburg Power Site \("Shirer Site"\)](#) – a 745-acre site, currently being marketing for sale at \$20,000 per acre.

Orangeburg County, SC ([Tier 4-2023](#)) offers potential for some of the [highest incentives programs](#) through the local, regional, or state partners for users/industries that qualify for a variety of programs due to job creation, capital investment, utility use, port volume, and more.

In addition, the site is situated in a [Federal Opportunity Zone \(OZ\)](#) – making this a fantastic opportunity for users and investors alike

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[Orangeburg County Development Commission \(OCDC\)](#)

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Key Drive Time / Distances to Major POI's - from Site: 2105 Rowesville Rd Orangeburg, SC 29115



Exit 149

6.8 miles to I-26

(via US-33 / Exit 149
[View Route](#)



Exit 154

8.2 miles to I-26

(Exit 154 / US 301-I26)
[View Route](#)



Mercedes-Benz
Vans. Born to run.

**61.6 miles to
Mercedes-Daimler**

(Palmetto Commerce Pkwy)
[View Route](#)



**68.8 miles to
Airport/Boeing**

(Charleston International - CHS)
[View Route](#)

74 miles to SC Port
Hugh K Leatherman ("HLT") Terminal
[View Route](#)



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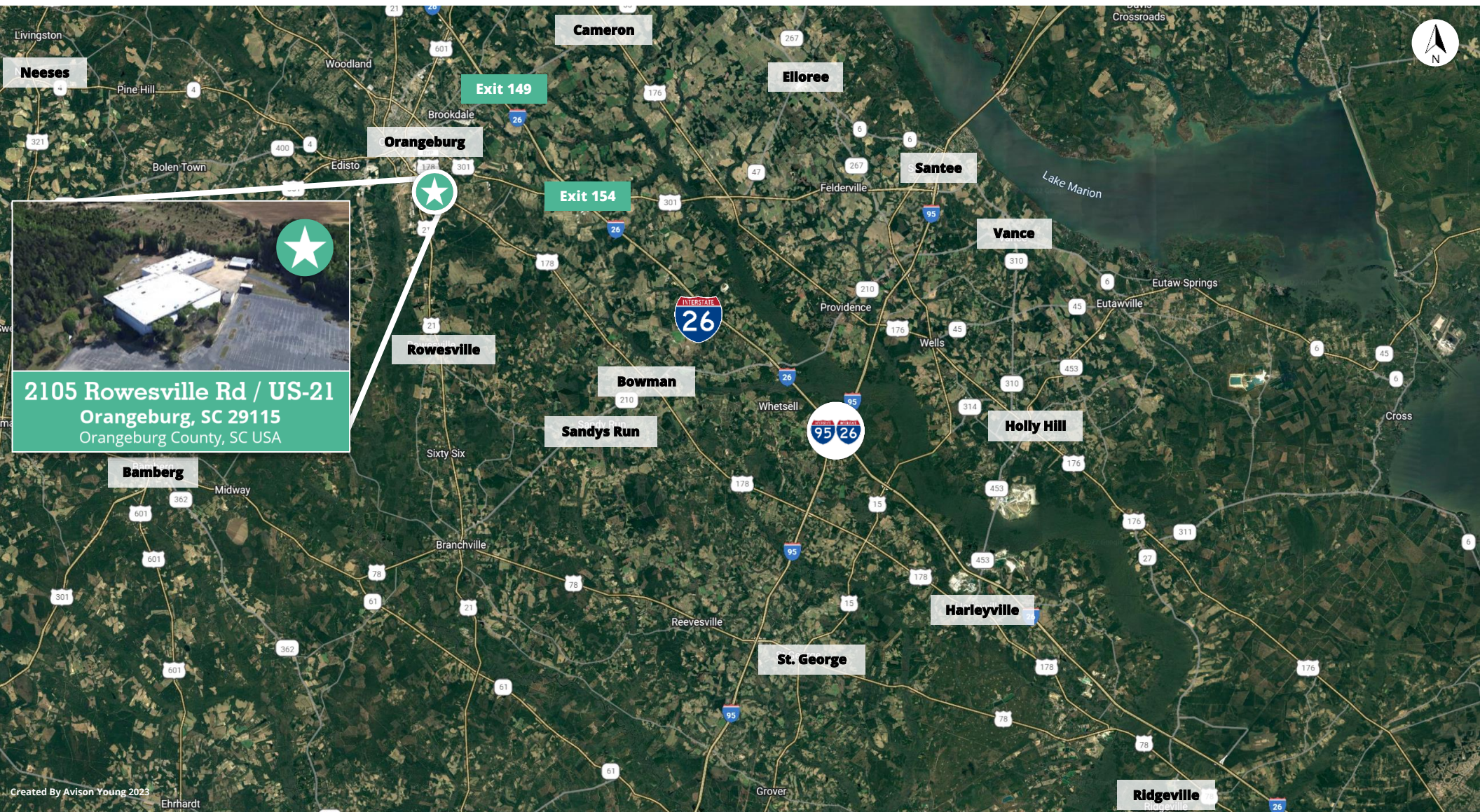
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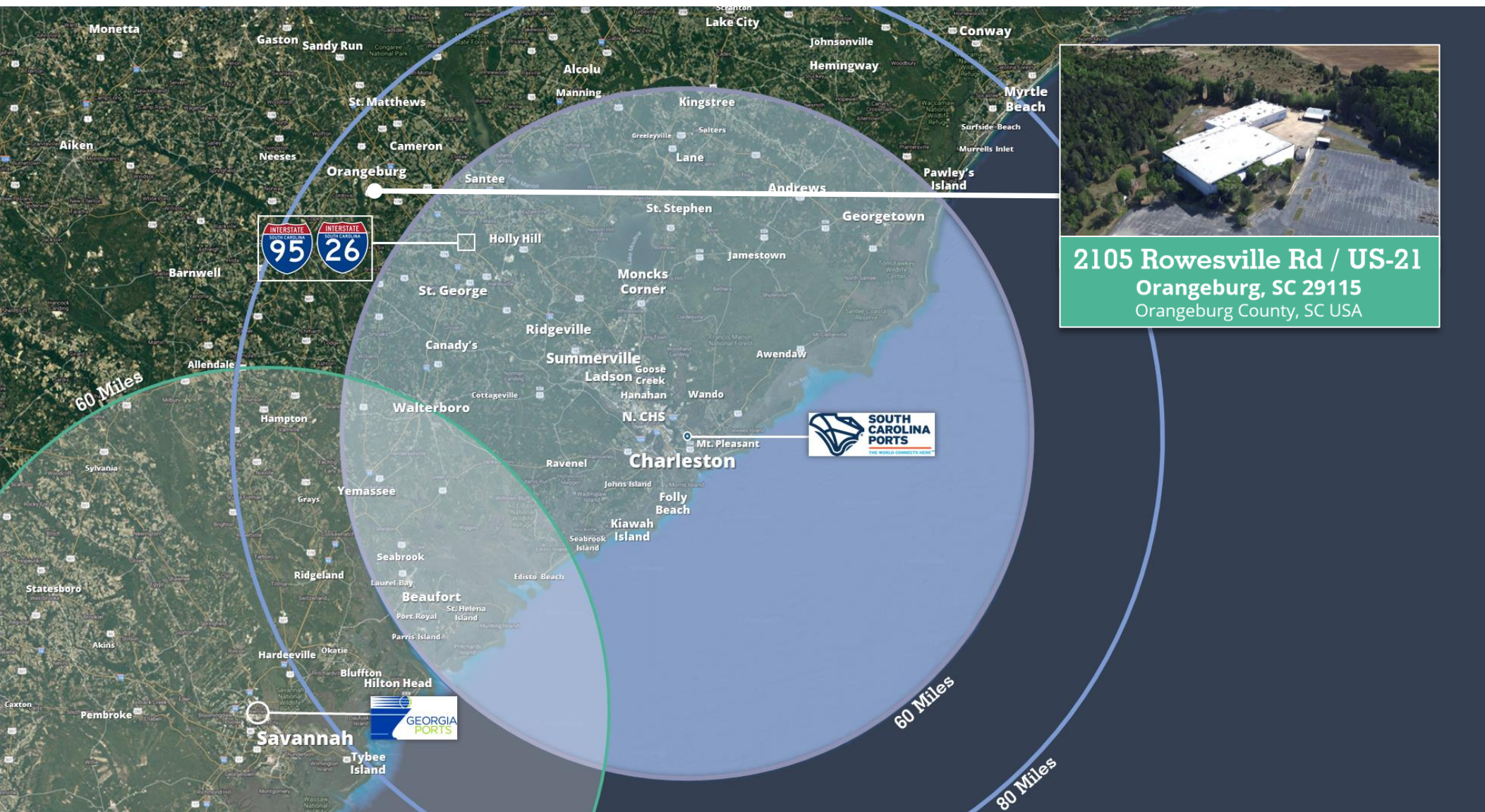


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Orangeburg County

Orangeburg County is ideally situated near the midway point between New York City and Miami along Interstate 95. Two major interstates, I-95 and I-26, intersect in the county and can provide quick access to both national and regional markets. The Global Logistic Triangle (I-26, US-301, and I-95) gives your companies immediate access to the worldwide markets.

Home to Fortune 500 companies, Orangeburg County, South Carolina is the ideal location for business expansions, relocation, and start-ups.

Companies from around the world have chosen Orangeburg County not only for its proximity to major markets and affordable commercial space, but also for its highly qualified workforce. Find out how we can give you the competitive edge.

Visit Orangeburg County, and you'll find that it has a lot to offer its citizens and businesses because "It's a great day in Orangeburg County."

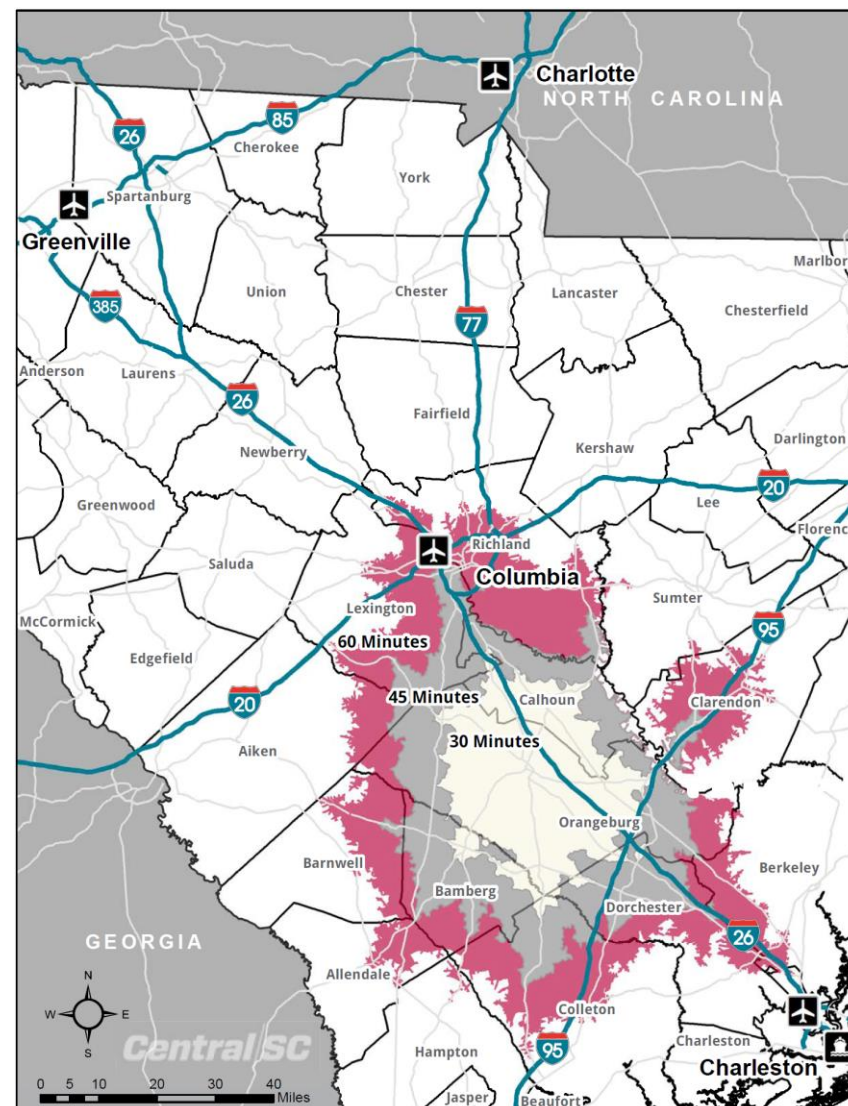
<https://www.ocdc.com/>

Fast Facts on Orangeburg County's Successes

<https://www.ocdc.com/about-us/overview>

The following are hard numbers to back up Orangeburg's claims of lower operating costs, a work force that makes a difference, and a better quality of life for your employees:

- ✓ Orangeburg County has set records for the number of firms making capital investments.
- ✓ From 1987-2008 s/b 2005-2016, Orangeburg County announced plant locations and expansions totaling \$1 billion in investments and virtually 5,000 new jobs.
- ✓ More than 29% s/b 25% of Orangeburg County's work force is employed in manufacturing, compared to 23.8% for the state and 14% for the nation.
- ✓ Orangeburg County ranks fifth of the 46 South Carolina counties in the percentage of its workforce involved in manufacturing.
- ✓ Orangeburg County is already home to more than 100 leading manufacturers and distributors.



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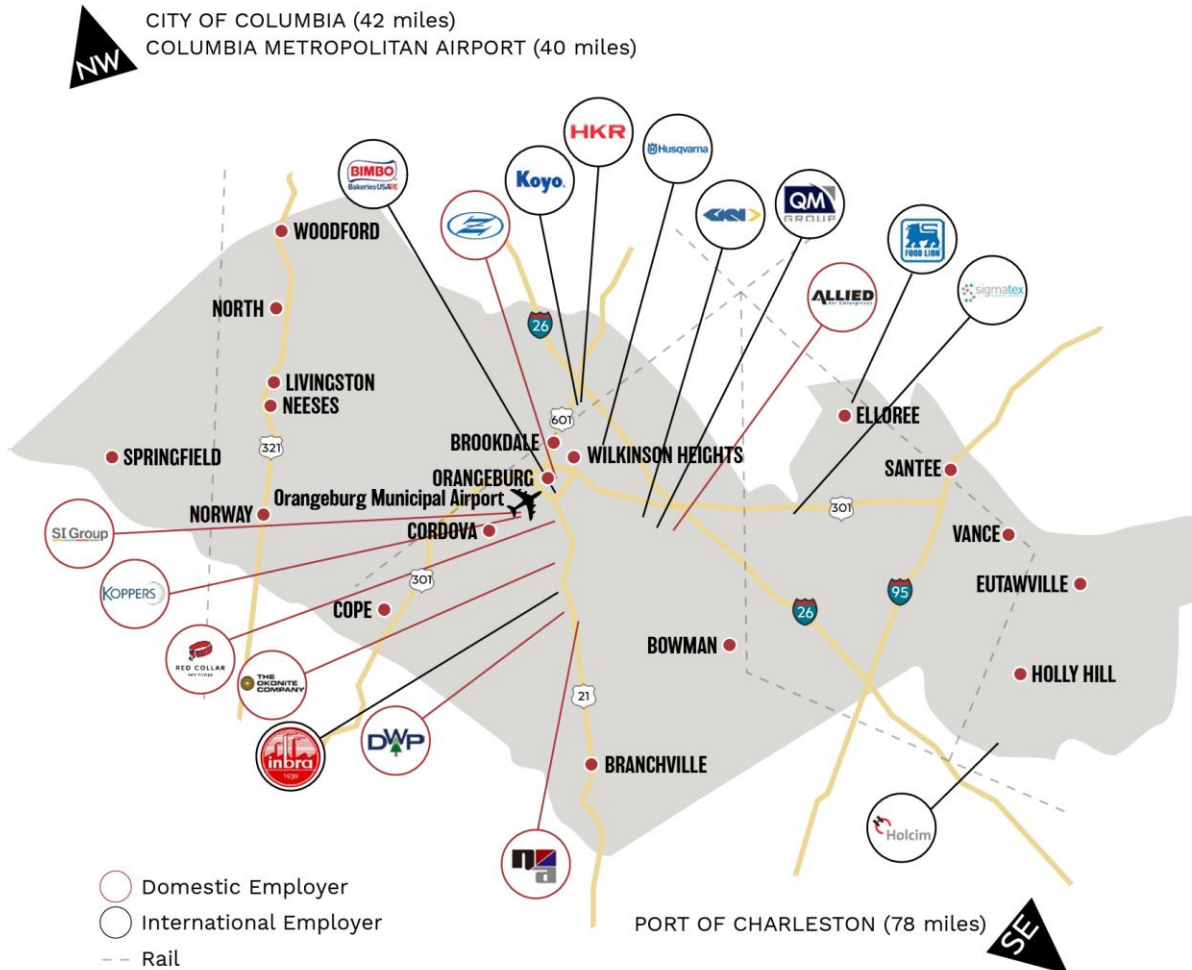


Central/SC

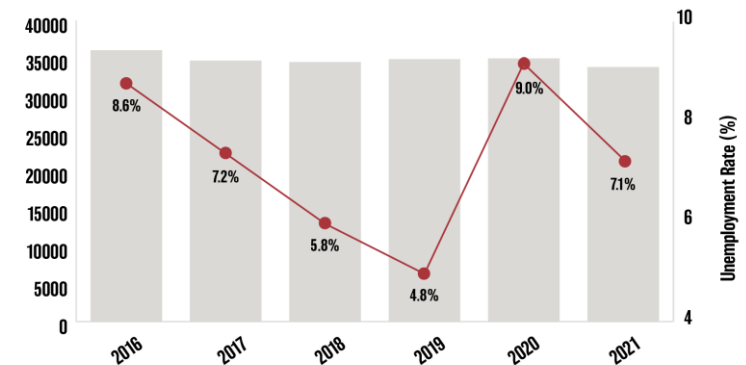
Workforce and Labor Stats

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Orangeburg County, SC USA

Orangeburg County, SC



LABOR FORCE & UNEMPLOYMENT TRENDS



COMMUTING PATTERNS

**20,939
OUTBOUND**

Top 5 Locations:
 Richland County
 Lexington County
 Charleston County
 Berkeley County
 Dorchester County



**13,517
INBOUND**

Top 5 Locations:
 Calhoun County
 Richland County
 Dorchester County
 Lexington County
 Bamberg County

15,909 Live & Work in Orangeburg County

TRAVELERS AVERAGE

30 MILES
 IN
30 MINUTES

EASY

30-MINUTE OR LESS
 COMMUTE FOR
60%
 OF CENTRAL SC WORKERS

**AVISON
YOUNG**

**Get more
information**

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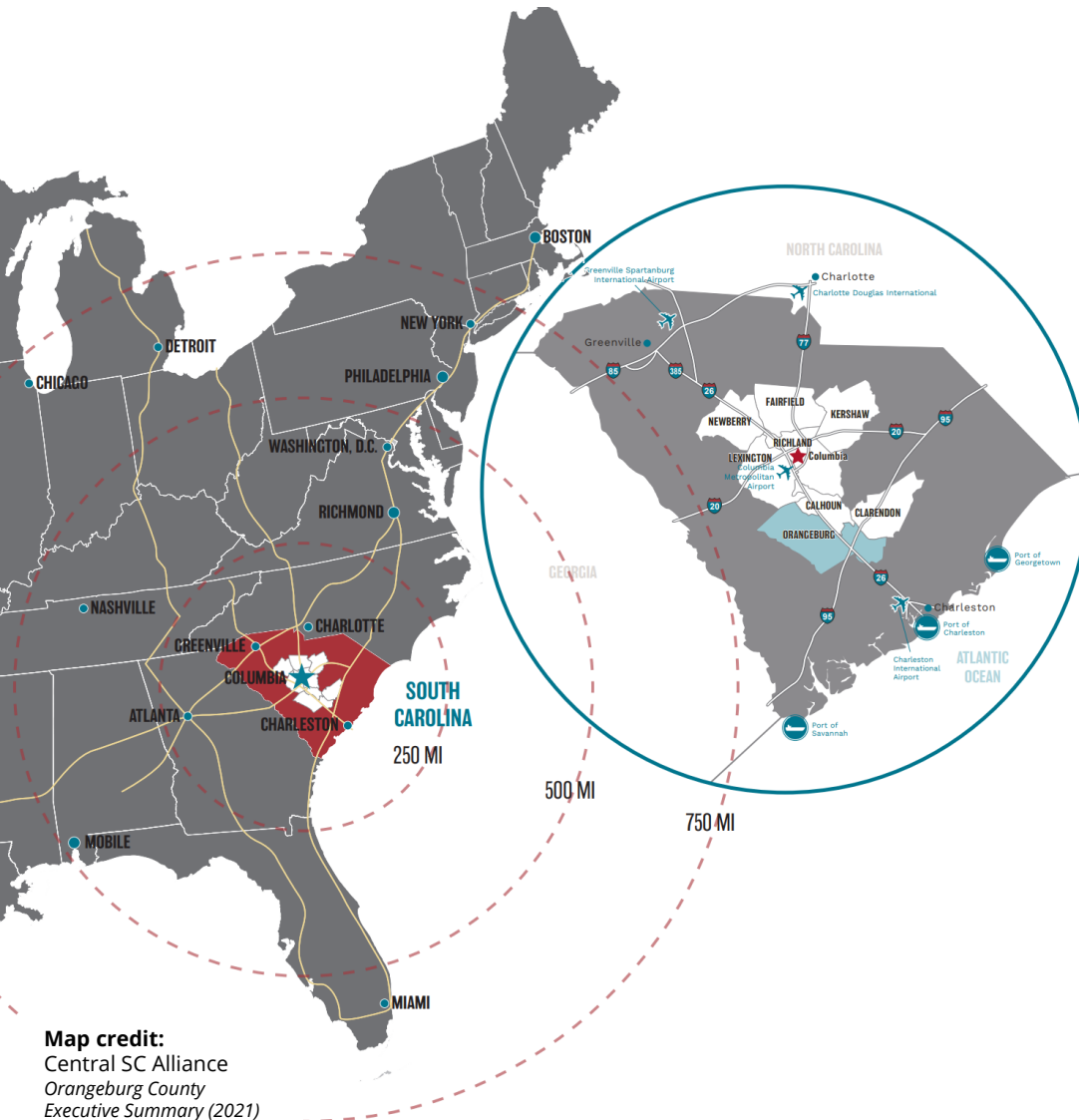
Avison Young
 1315 Ashley River Rd
 Charleston, SC 29407
 +1 843 725 7200

Credit: Central SC Alliance
[Click to View Online](#)

Central/SC

Orangeburg County, SC

- Orangeburg County Development Commission (OCDC): <https://www.ocdc.com/>
- Orangeburg County GIS: <https://gis2.orangeburgcounty.org/maps/>
- Orangeburg County RMC: <https://www.orangeburgscrod.org/>
- Orangeburg County Property Search: http://sc-orangeburg-assessor.governmax.com/propertymax/search_property.asp?l_nm=owner&formelement=0&site=propertysearch&sid=75E2B95F2D244CD2BAB21C97B2691549
- Orangeburg County, SC: <https://www.orangeburgcounty.org/>
- City of Orangeburg: <https://www.orangeburg.sc.us/>
- Orangeburg County Education: <https://www.ocdc.com/living-here/education>
- Central SC Alliance (Regional Economic Development): <http://www.centralsc.org/>
- Orangeburg-Calhoun Technical College: <https://www.octech.edu/>
- Orangeburg Chamber of Commerce: <https://www.orangeburgchamber.com/>
- I-95 / US 301 Interchange: <https://www.ocdc.com/envira/i-95-us301>
- Orangeburg County/City Industrial Park: <https://youtu.be/ctQxbLV28Ys>
- Sciway Site-Orangeburg County: <https://www.sciway.net/cnty/orangeburg.html>
 - [Orangeburg County GIS map](#)
 - [Orangeburg County DOT map - PDF](#)



Map credit:
Central SC Alliance
Orangeburg County
Executive Summary (2021)
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Central/SC

Q1 2023 South Carolina Development Tiers

This map identifies South Carolina's counties, their 2023 development designations and the credit amount available per new job for Jobs Tax Credits.

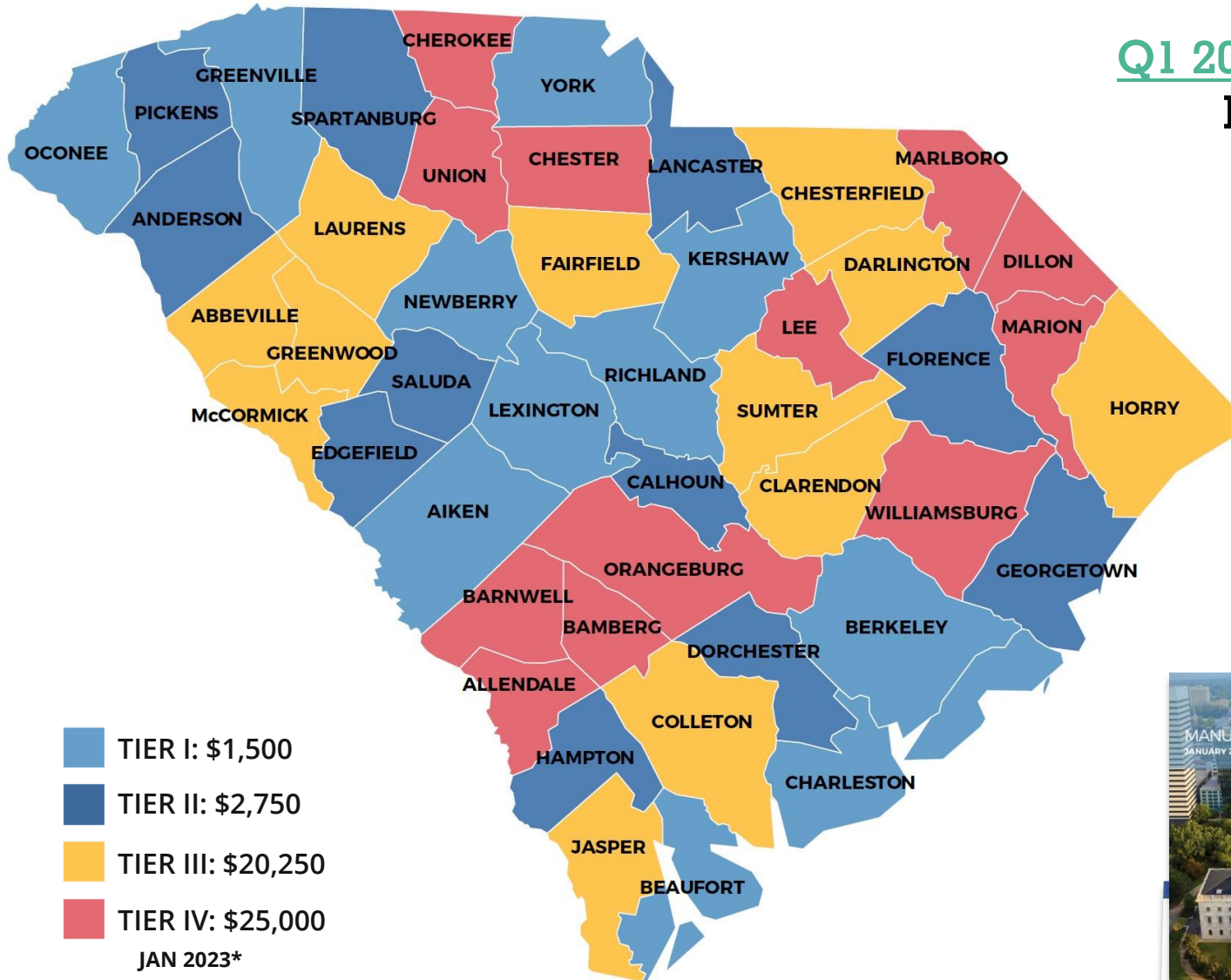


South Carolina
Department of Commerce

Just right for business.

January 2023 | County map is subject to change the first quarter of every year. Please see the most accurate information on the SC Department of Commerce (SCDOC) website at <https://www.sccommerce.com/incentives>

- TIER I: \$1,500
- TIER II: \$2,750
- TIER III: \$20,250
- TIER IV: \$25,000
JAN 2023*



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the latest version of
SC Manufacturing
Incentives Booklet
published by the SC
Department of
Commerce (SCDOC)

Let's Talk



For more information, contact:

Last Updated 10.27.2023

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