

**For sale or lease**

*Spec Building*



## Perfect Timing

Timing is everything. For Agracel, Inc., the timing was perfect for developing its first spec building in the progressive state of South Carolina. Kershaw County, South Carolina, is the home to a new 75,000 sf (expandable to 150,000 sf) shell building in the Steeplechase Industrial Park. Agracel's research proved that this venture would make perfect sense as the company sees a tremendous boom in the development of the Southeast.

## General Building Features

**Size:** 75,000 sf shell building, expandable to 150,000 sf

**Structure:** Pre-fab concrete structure, 24' eave height, 50' x 50' column spacing

**Docks:** Capability for a minimum of 4 truck docks and 1 overhead drive-thru door

**Other:** Located on 14 acres in the Steeplechase Industrial Park

