

590 ECOLOGY LANE

CHESTER, SC
Charlotte MSA

FOR LEASE / FOR SALE

420,597 SF



PROPERTY FEATURES

With 420,597 SF, an excellent parking ratio, and dual rail access, 590 Ecology Lane is the perfect building to fill your manufacturing needs.



BUILDING SIZE

420,597 SF

±210,000 SF Warehouse | ±182,315 SF Manufacturing



OFFICE SIZE

28,282 SF



POWER & ELECTRICITY

Heavy (Three-Phase and Single Phase)

Duke Energy can support approximately 4 MW currently and can easily upgrade to 20 MW's – Property has three-phase 2500-kVA Transformer and a single-phase 25-kVA transformer on site



LOADING

Dock High Doors - 8 (each with a pit-leveler and seal)
Drive-Ins: 3 (2 of which are 20' x 20')



CLEAR HEIGHT

Warehouse- 20' | Manufacturing- 27'-37'



COLUMN SPACING

30'w x 59'd (typical)



SPRINKLER SYSTEM

Wet



RAIL

Dual Served Rail (NS and CSX) via L&C Railroad (expandable)



ZONING

Zoned ID-2 with just over an acre of outside storage



EXCELLENT PARKING RATIO

±1.05/1000 Parking Ratio



LOCATION

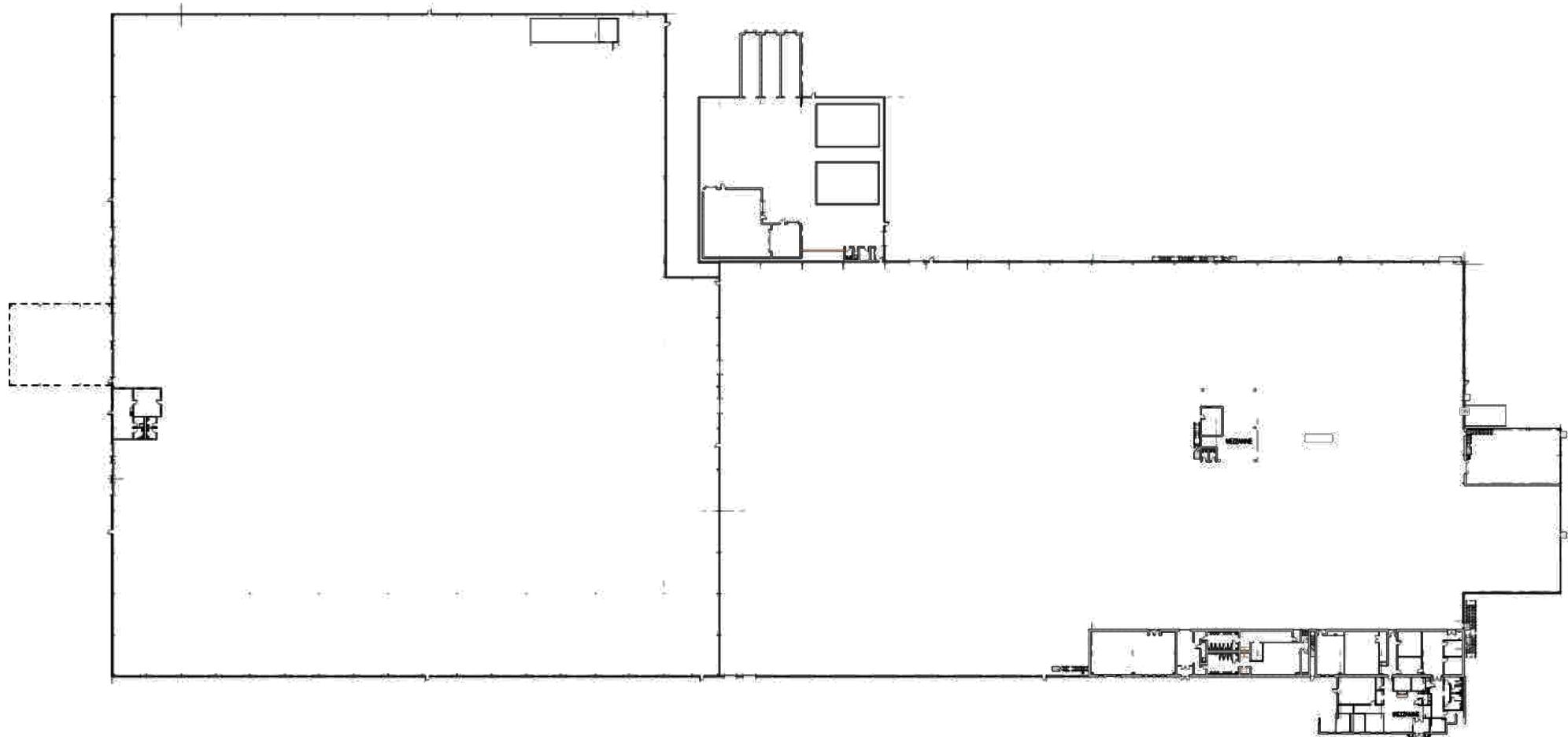
Chester County a Tier III County that Allows for the Most Incentives in the State
(up to \$20,000/year for every new job)

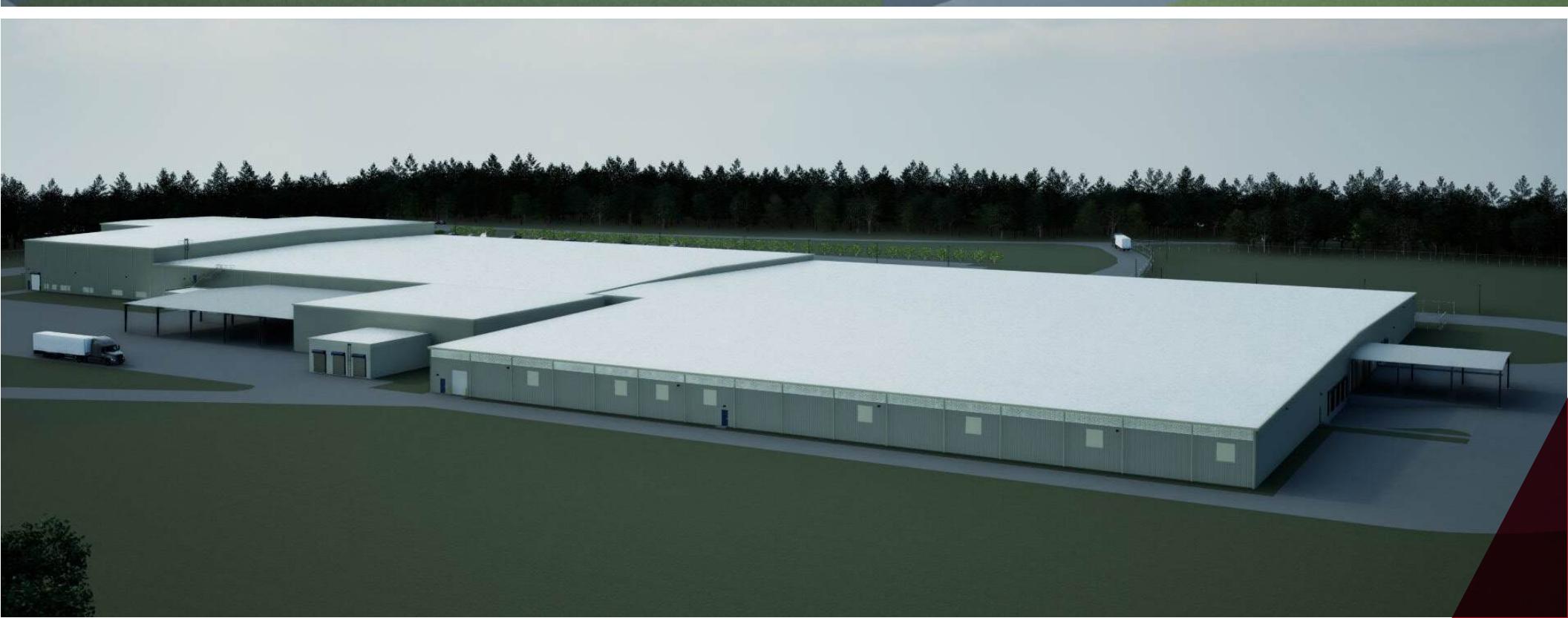
CORPORATE NEIGHBORS



FLOORPLAN

420,597 SF





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