

590 ECOLOGY LANE

CHESTER, SC
Charlotte MSA

FOR LEASE / FOR SALE

420,597 SF



**CUSHMAN &
WAKEFIELD**

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) vis 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

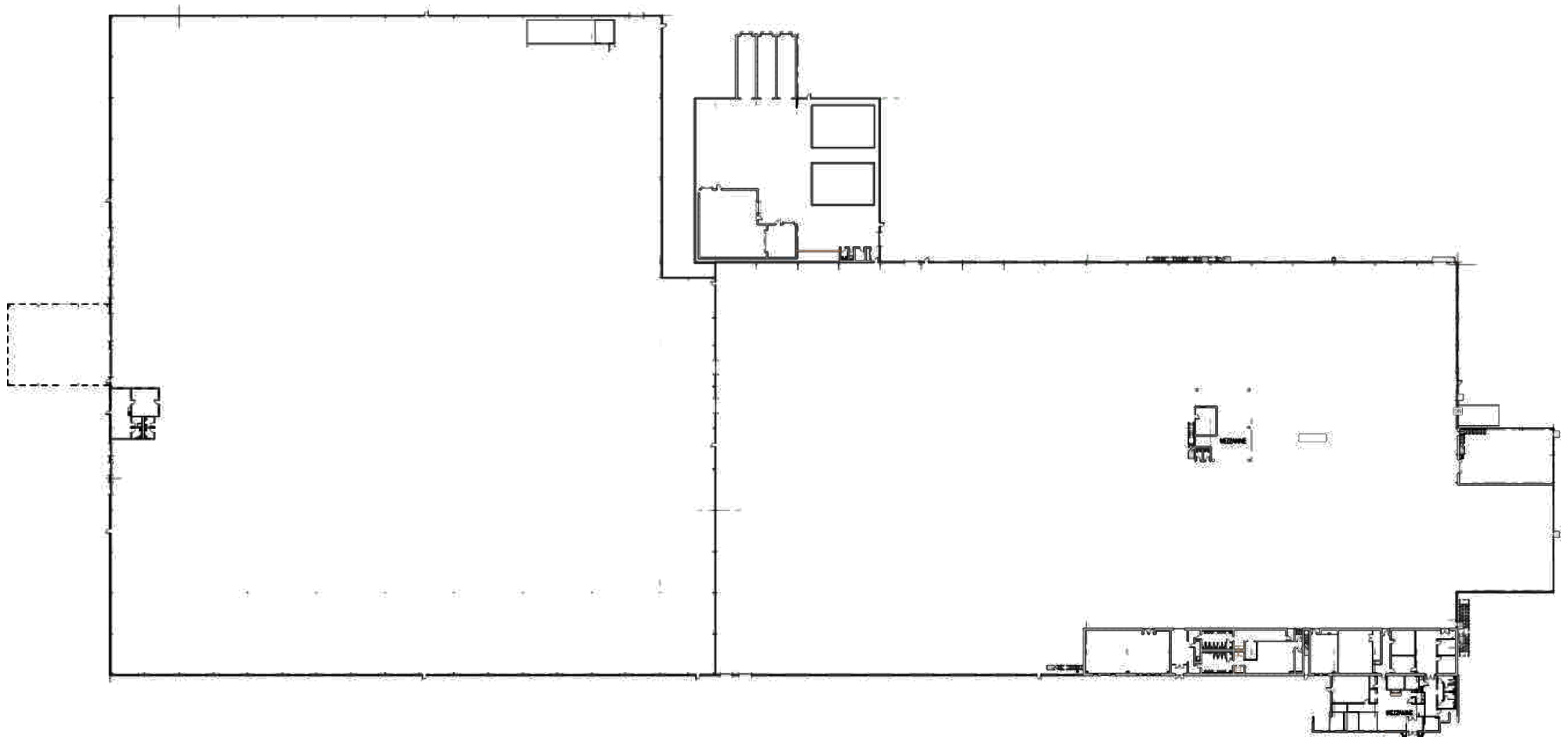
Chester County a Tier III County that Allows for the Most Incentives in the State (up to \$20,000/year for every new job)

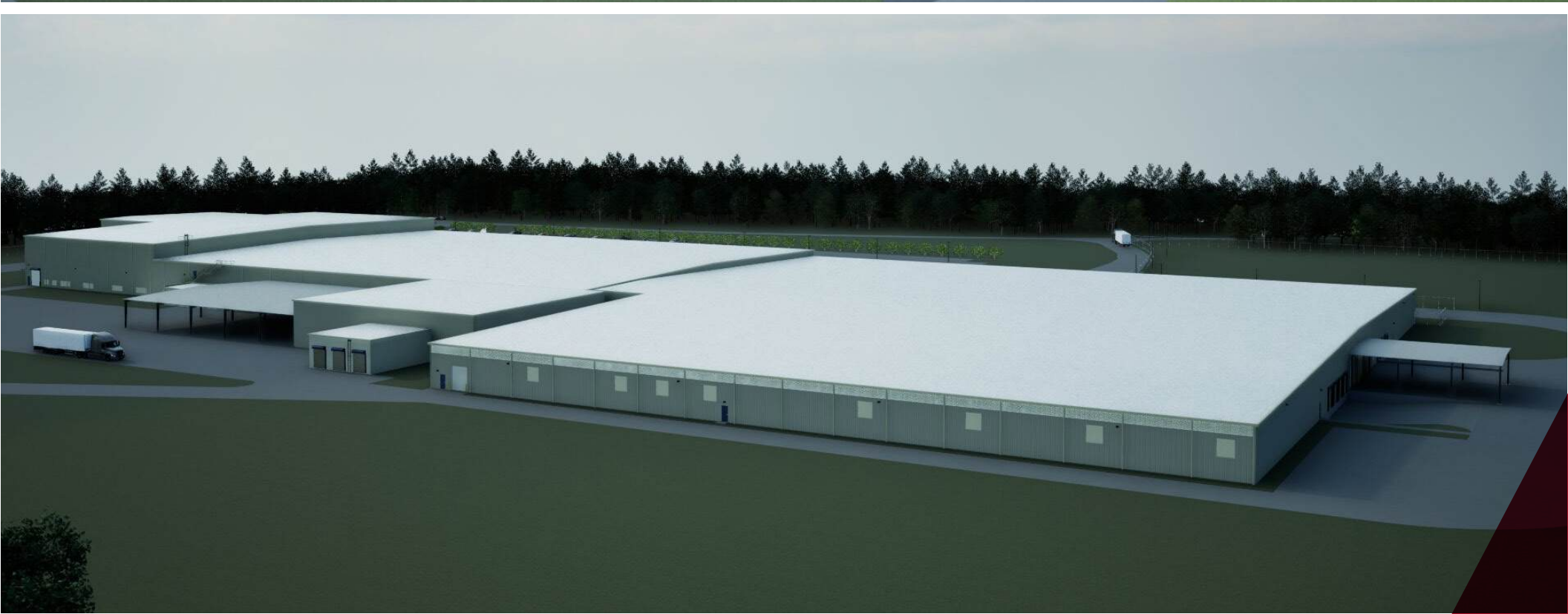
CORPORATE NEIGHBORS



FLOORPLAN

420,597 SF





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