



224 E. Public Square  
PO Box 427  
Laurens, SC 29360  
**864.939.0580**

Jonathan Coleman  
*President/CEO*  
**jcoleman@GrowLaurensCounty.com**

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## CLINTON LOGISTICS CENTER

### Location

1702 Springdale Dr  
Clinton, SC 29325  
Laurens County

### Property Description

Clinton Logistics Center offers an opportunity for immediate occupancy and operation for a manufacturing or distribution user near I-26 in the Upstate, South Carolina market. Lease or sale includes ±558,419-SF warehouse building with ±16,300 SF of office space and an ±8,060-SF storage/maintenance building on ±44 acres.

The main warehouse building will be refreshed with updated LED lighting and painted to provide a fresh new space for tenant and truck courts and parking areas will be repaved before occupancy. Property is fully landscaped and includes ample parking for employees and trailers. Facility is fully gated with an on-site guard shack for efficient, secure operation. Free-standing building previously used for truck fleet maintenance is located on-site and included in lease.

### Physical Characteristics

Total Sq Ft	558 sq. ft.
Total Acreage	44.00 acres
Land Use 2	Light Industrial
Land Use 3	Light Industrial
Land Use 4	Light Industrial

### Transportation

Nearest Commercial Airport	LAURENS COUNTY (LUX)
Nearest Interstate	I-I-26
Nearest Port	Charleston

### Utilities and Service

Natural Gas Provider	Clinton Newberry Natural Gas Authority
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Sewer Service Provider	Laurens County Water & Sewer Commission
Telecommunications Providers	AT&T
Water Service Provider	Laurens County Water & Sewer Commission

**Classification**