

3240 BRITTAIN DRIVE, NEWBERRY SC

**±182,160 SF**

**FOR LEASE**

**INDUSTRIAL  
BUILDING**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:**

**\$3.75**

**PSF NNN**

**WATCH VIDEO**

**VIRTUAL TOUR**

**VIEW LISTING**

### PROPERTY HIGHLIGHTS

- Building area:
  - ±182,160 SF TOTAL
  - ±7,760 SF office space
- Available area: ±182,160 SF
- Site: ±30 acres
- Column spacing: 25' X 40'
- Clear height: 15'3" - 27'3"
- Sprinkler: 100% wet system
- Construction:
  - Walls | Masonry
  - Floors | 5"-8" reinforced wire mesh
  - Roof | Built up over steel deck
- Active CSX rail spur with 425' of covered rail positions
- Trailer parking/outside storage
- Year built: 1966 | Renovated 1971

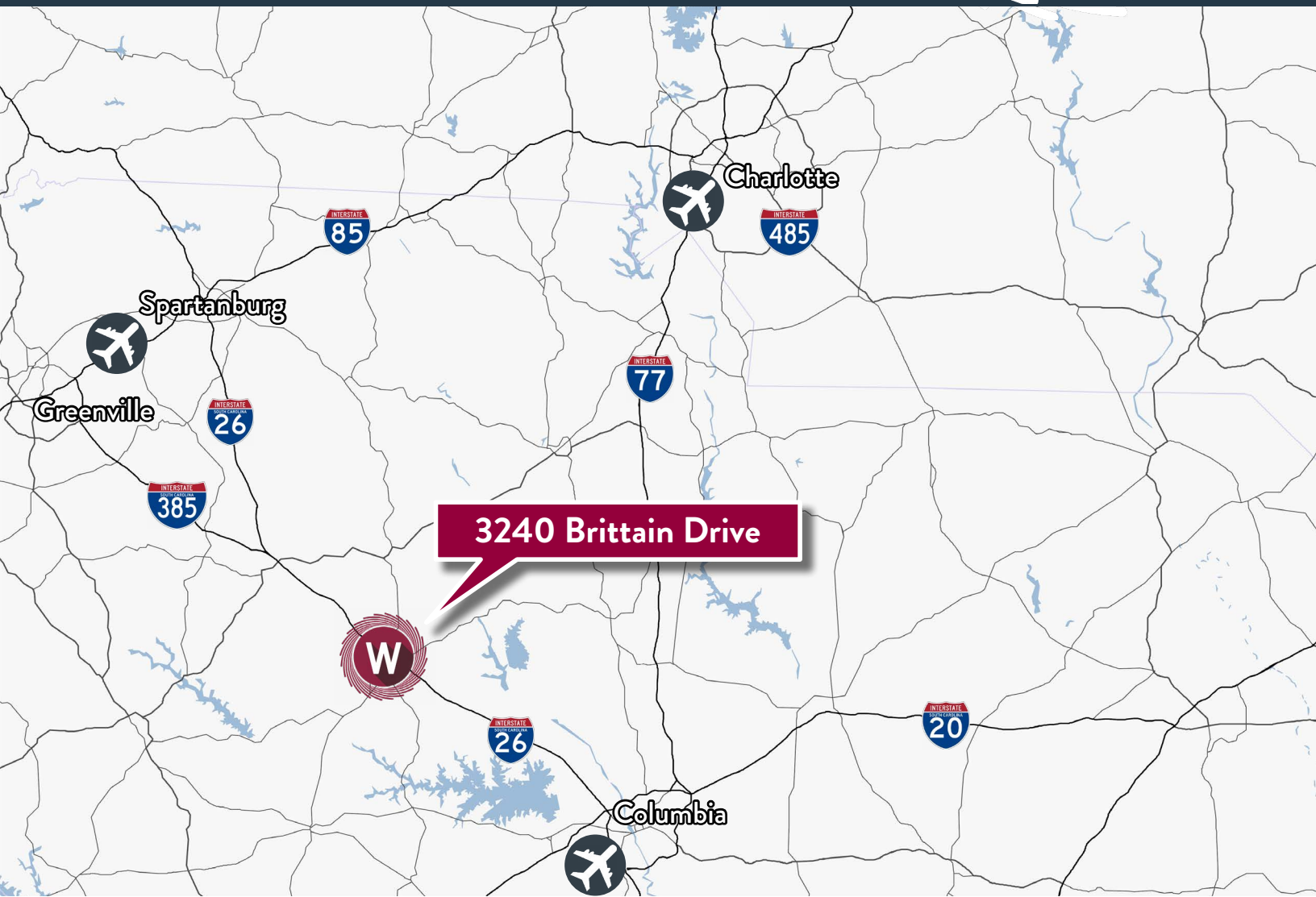
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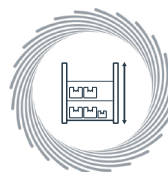
**THE AREA**

Newberry, SC is known for its surrounding countryside and economic development. Newberry is located between Columbia, the state’s capital, and Greenville, the state’s largest industrial market. The accessibility to two of South Carolina’s three largest markets enables statewide and regional access.

**DISTANCE**

Interstate 26	6.7 miles
Interstate 385	22.6 miles
Interstate 77	47.5 miles
Columbia Metropolitan Airport	48.1 miles
Greenville-Spartanburg International Airport	64.7 miles
Charlotte Douglas International Airport	94.6 miles

**PROPERTY FEATURES**



**CLEAR HEIGHT**  
15'3" - 27'3"



**SPRINKLERS**  
100% wet system



**HVAC**  
100% heated  
A/C in office



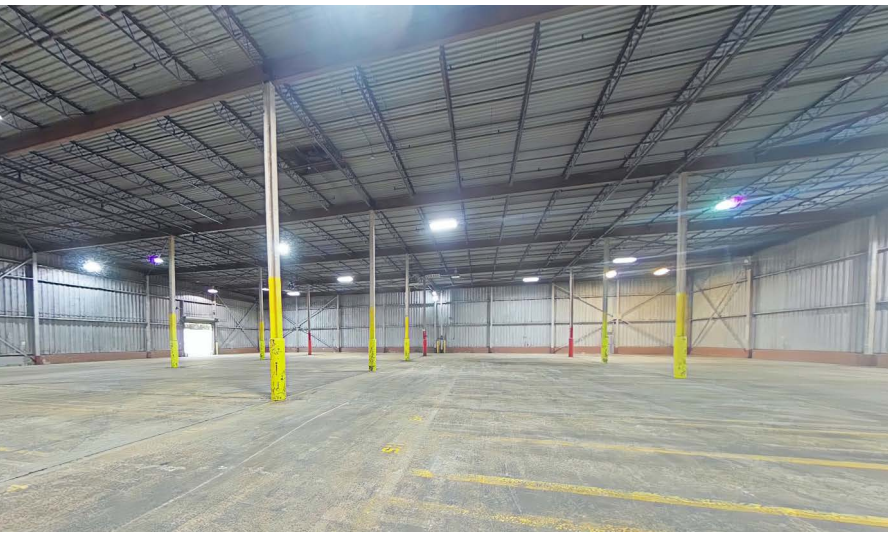
**DOCK DOORS**  
10 covered dock-high doors with full dock packages, 2 drive-in doors & 1 exterior dock-high door



**POWER**  
3,000 amps  
15,000 KVA



**LIGHTING**  
Fluorescent & metal halide



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VIRTUAL TOUR



riochtours.com

WATCH VIDEO

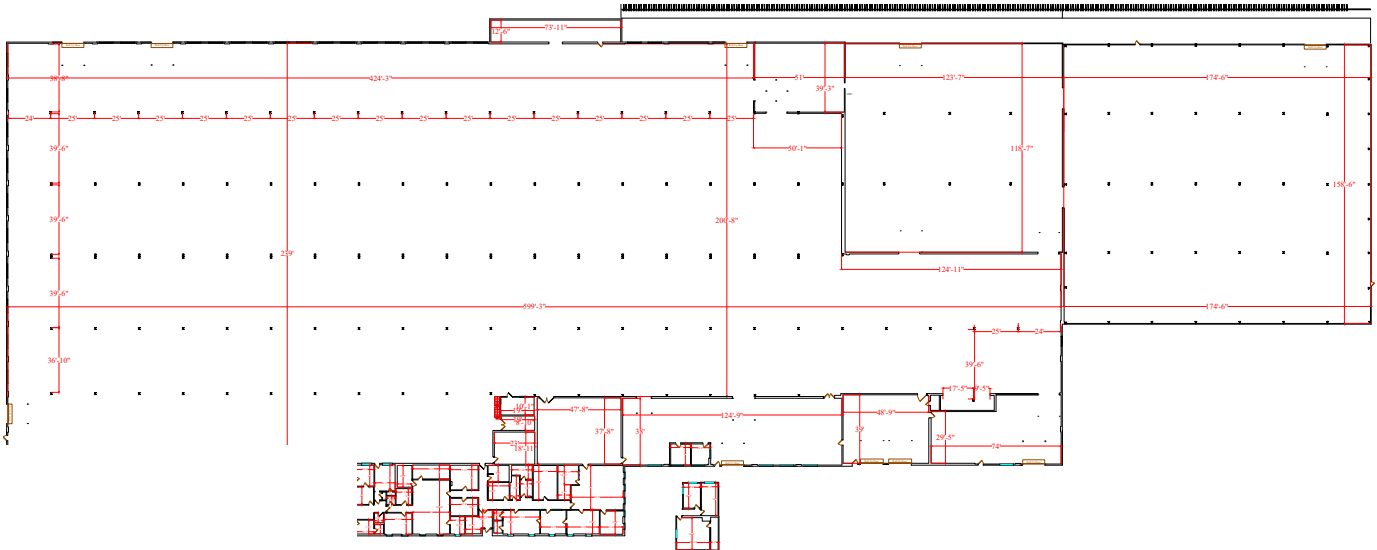


vimeo.com/674588724

VIEW LISTING



southeastindustrialproperties.com



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