

## 4776 Charlotte Hwy



Enter property description.

<b>Location</b>	4776 Charlotte Hwy. (US 521) Lancaster, SC
<b>Lease Price</b>	\$3.31/SF, NNN
<b>Space Available</b>	29,000 SF
<b>Site Size</b>	6.68 Acres
<b>Ceiling Height</b>	28' at eaves
<b>Loading</b>	4 dock doors; 1 drive-in door
<b>Water</b>	Lancaster County Water and Sewer District
<b>Sewer</b>	Septic
<b>Electricity</b>	Duke Energy
<b>Natural Gas</b>	Lancaster County Natural Gas Authority
<b>Fiber</b>	Comporium Communications
<b>Connectivity</b>	
<b>Highway</b>	US 521 (Frontage)
<b>Interstate</b>	I-77 (13 Miles) and I-485 (16 miles)
<b>Rail</b>	No
<b>Air</b>	Charlotte Douglas International Airport (35 Miles) McWhirter Field - General Aviation (13 miles)
<b>Additional Information</b>	The building has 2,000 SF of office space and 40 parking spaces.

## *Contact*

Jamie Gilbert  
Director of Economic Development  
(803) 286-3633  
[jgilbert@lancastercountysc.net](mailto:jgilbert@lancastercountysc.net)

