



RIDGELAND WAREHOUSE FOR LEASE

Sperry Van Ness.  
Commercial Real Estate Advisors

# Silver Star

**175 Fordville Road, Ridgeland, SC 29936**

## property details

±58,078 Square Feet on ±3.81 Acres

## sales price

\$900,000

## lease rate

\$2.00 PSF, NNN

## description

Available for sale or lease is this ±58,078 square foot industrial building in Ridgeland. Metal Butler built in 1979, the building has 30' ceiling height (20' clear), 11 total grade level doors including 4 large roll-ups for truck loading. Situated on ±3.81 acres, there is truck drive-thru and turn-around access, plus abundant on-site parking. Formerly a horse trailer manufacturing facility, the building has been reduced to shell and could be immediately used as storage or totally renovated for a variety of uses.

Located on Fordville Road in Ridgeland, the site is close to I-95, which is ideal for distributors, staging or manufacturers looking for freeway accessibility. Ridgeland is just outside of the Hilton Head area and provides an economic alternative to market prices and rents in Hilton Head and Bluffton.

**Weblink 1:** <http://sale.svn.com/175fordville>

**Weblink 2:** <http://lease.svn.com/175fordville>

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**Our listings:** [www.svnshh.com](http://www.svnshh.com)

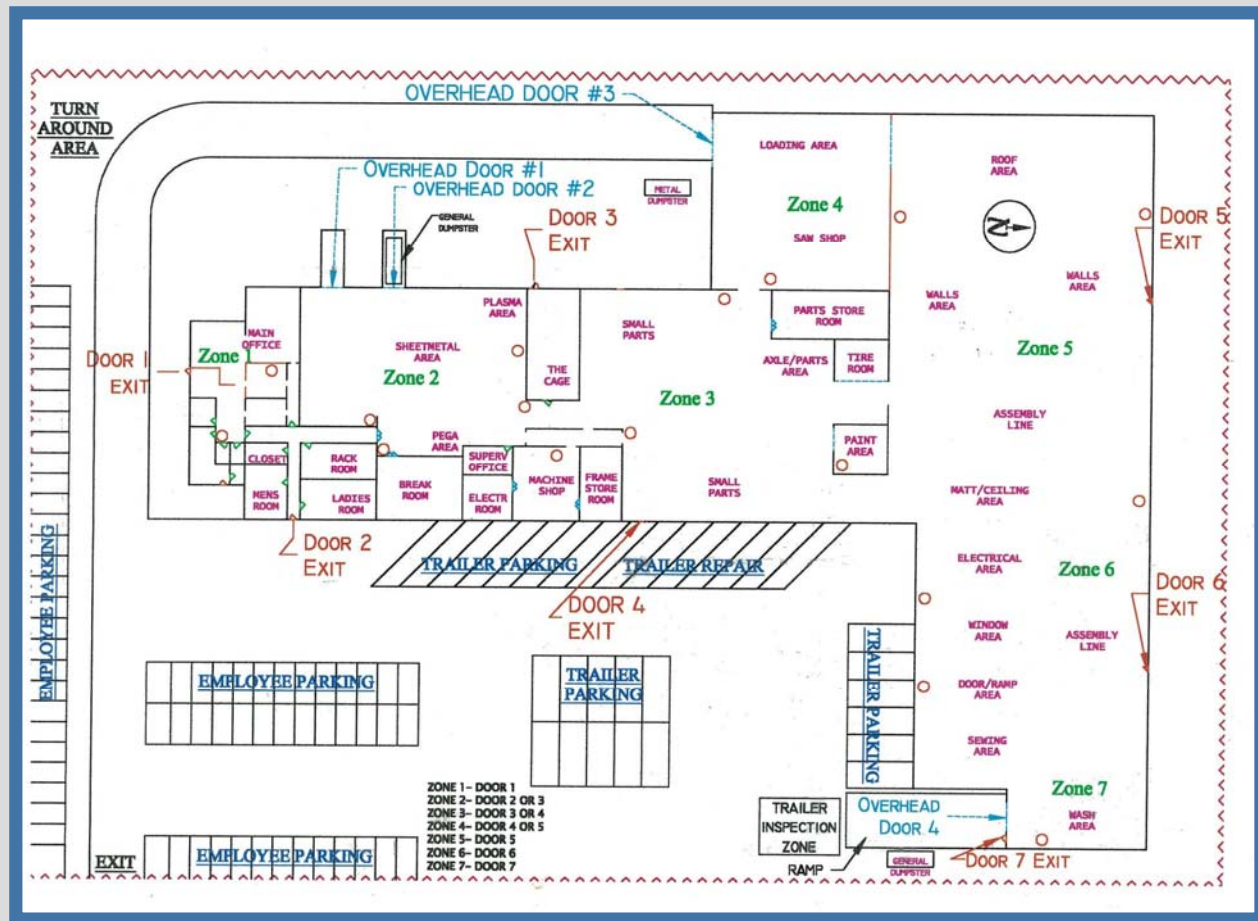
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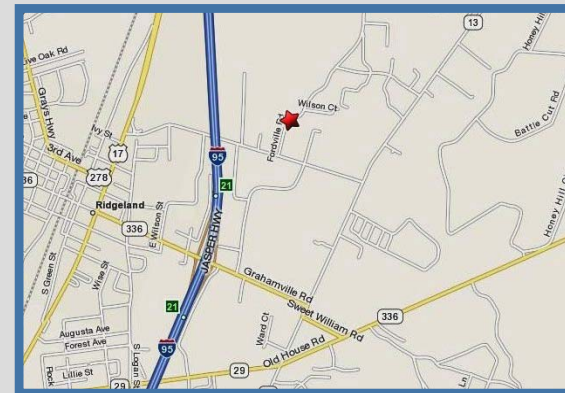
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floor plan



locational map



regional map

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