

# Bailes Ridge Industrial Bldg 2



HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

**Industrial**

**FOR**

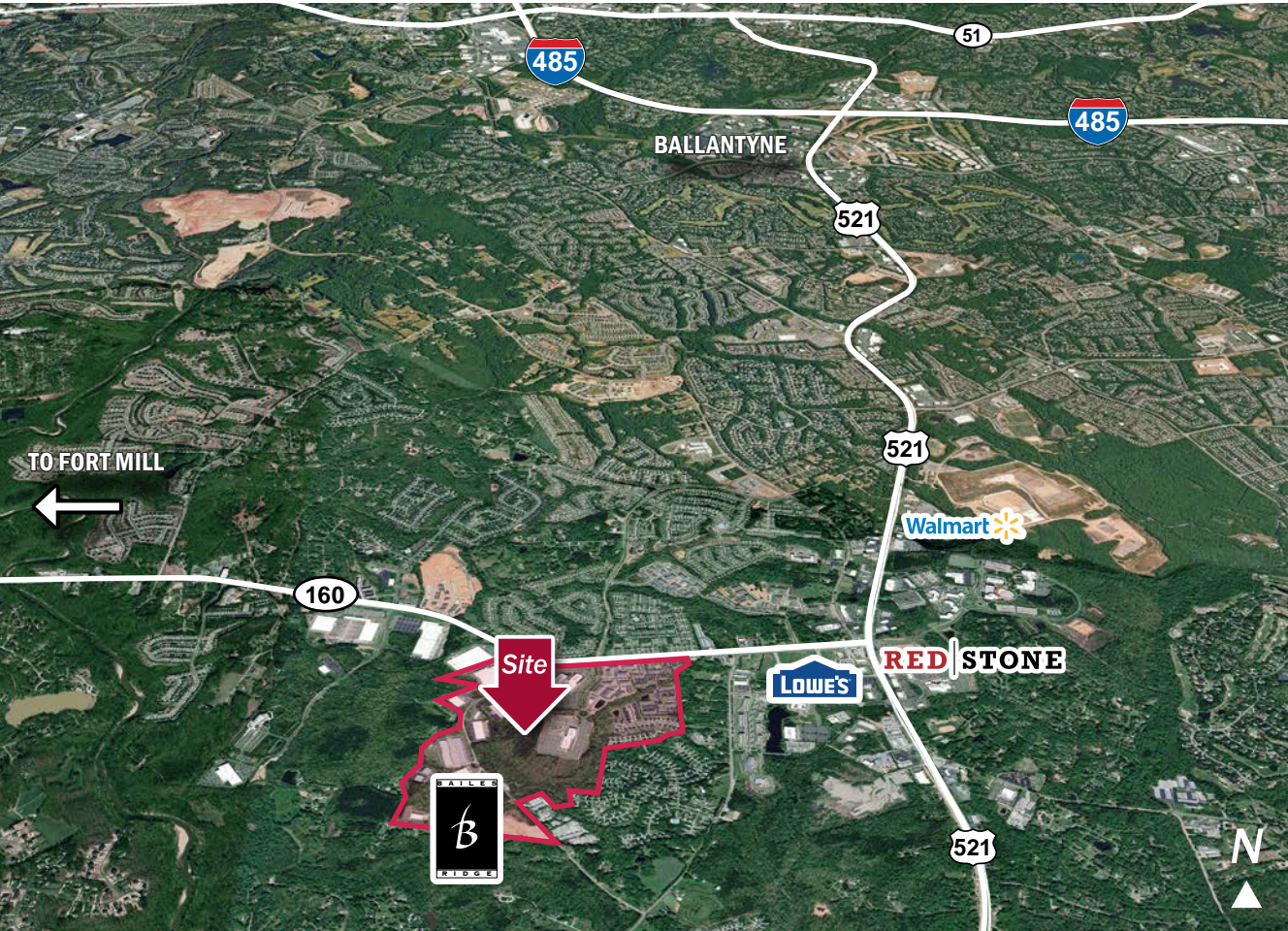
Sale or Lease

**SIZE**

±68,000 SF

**PRICE**

Call for Pricing



## Overview

±68,000 SF proposed industrial building (432' x 160') for sale or lease

Footprint and clear height to be adjusted based on user needs

Located on Highway 160; 1/2 mile west of Highway 521

Great access to south Charlotte, Fort Mill, and Rock Hill

Minutes from I-485, Ballantyne, South Charlotte

Light industrial, warehouse, and distribution uses permitted

130 foot truck court

54' x 50' column spacing; 60' speed bay

## Proposed Flex/ Industrial Building Lancaster County, SC



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

## Property Overview

### Demographics

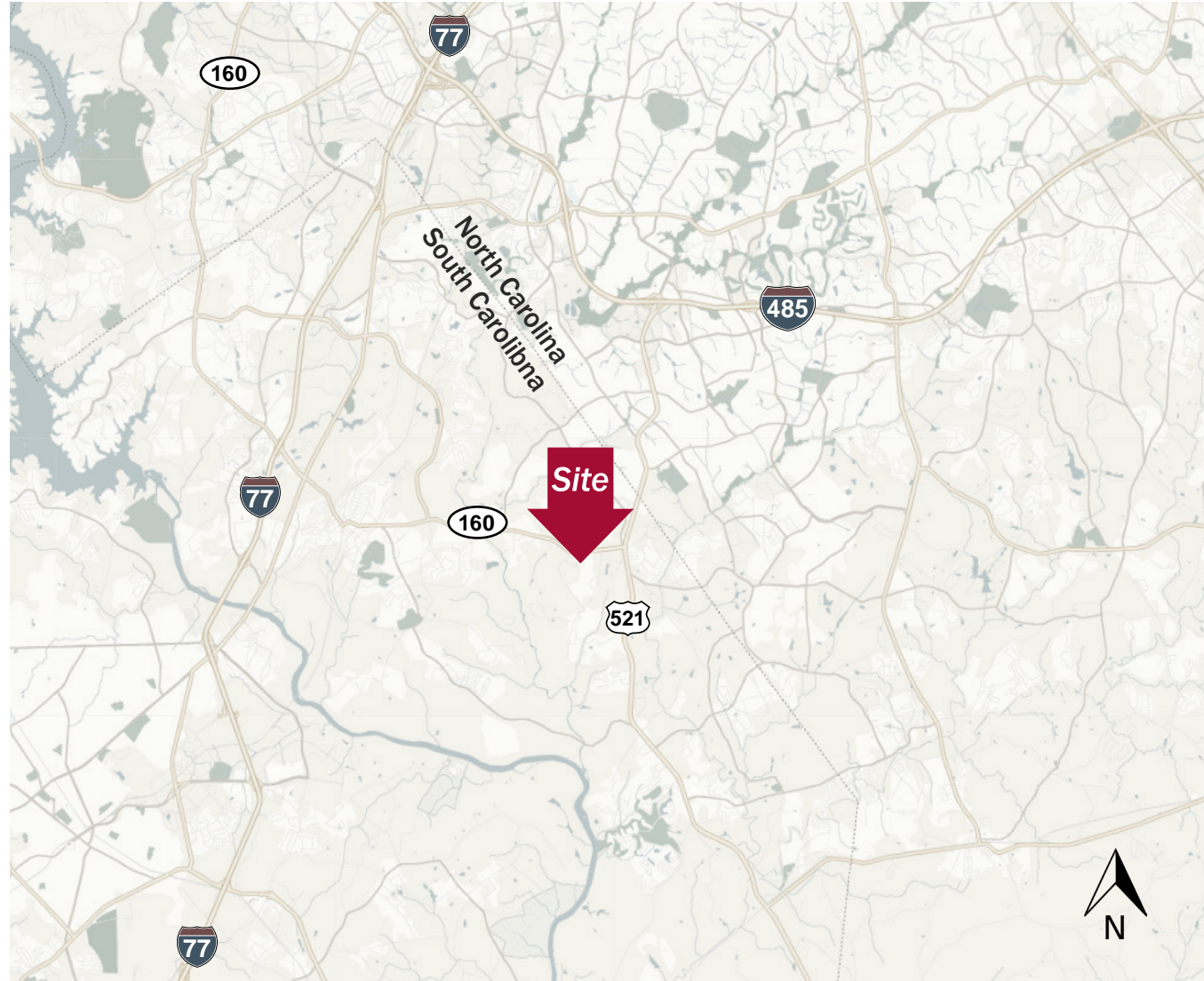
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,502	42,580	123,887
Growth Rate	2.87%	5.51%	2.33%
Avg. HH Income	\$125,087	\$145,622	\$159,996

### Traffic Count

Source: SCDOT

	AADT
Hwy 521	38,900 (2023)
Hwy 160	15,800 (2023)



Michael Bilodeau  
Development Partner  
(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

Renderings



Michael Bilodeau  
Development Partner  
(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

Renderings



Michael Bilodeau  
Development Partner  
(704) 561 5253  
mbilodeau@mpvre.com

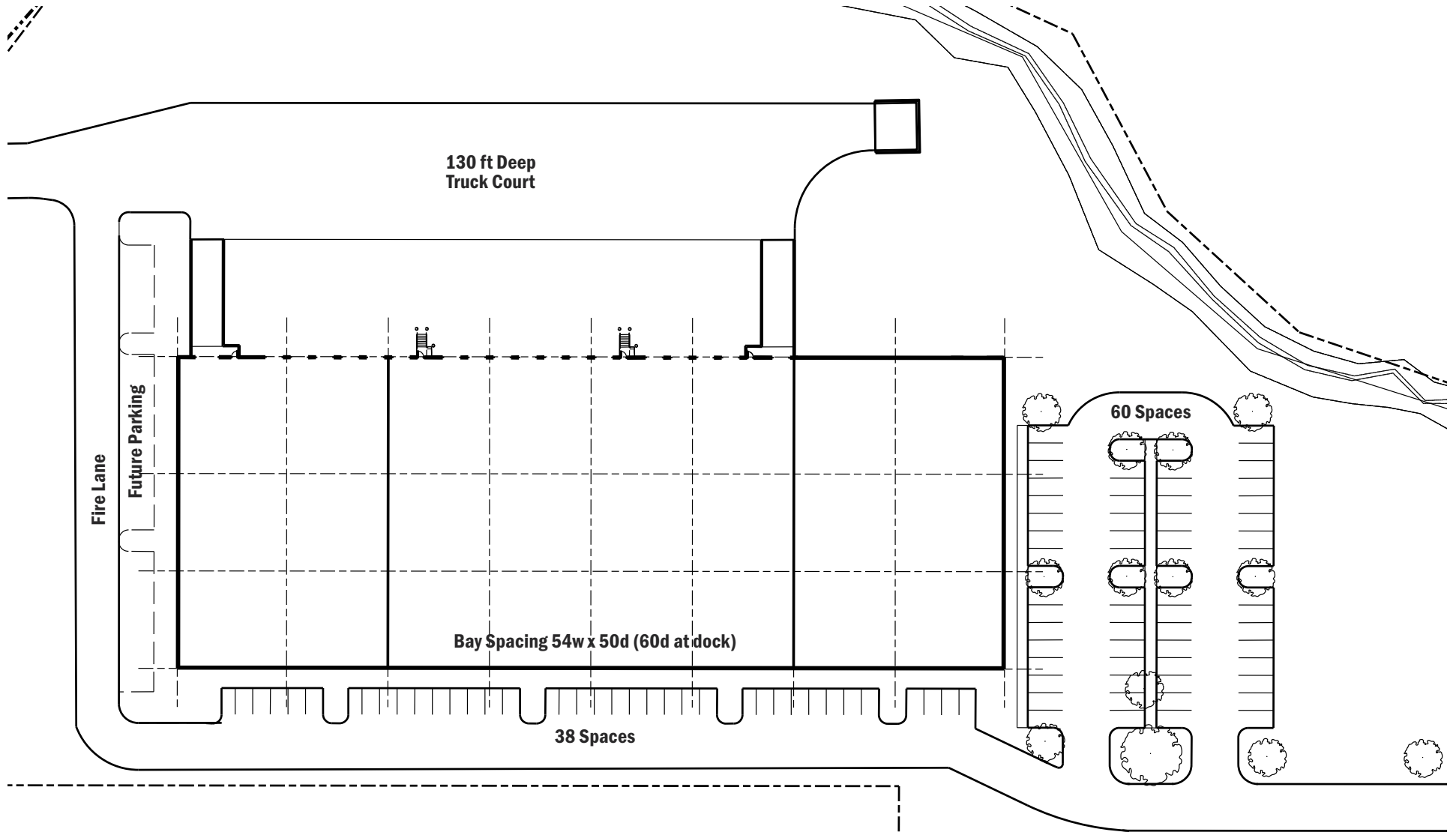
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

## Site Plan (Proposed)



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

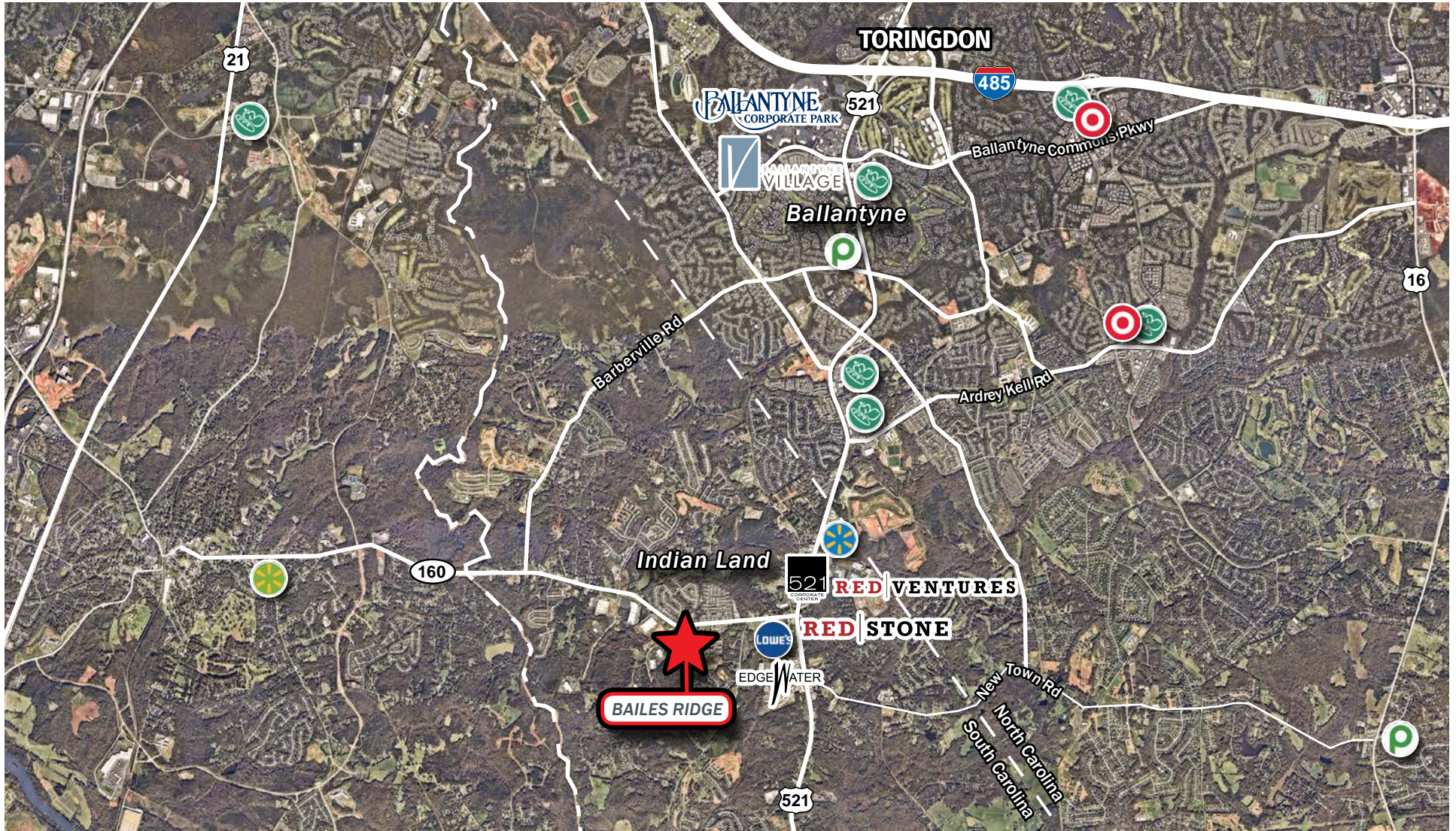
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

## Locator Map



Michael Bilodeau  
Development Partner  
(704) 561 5253  
mbilodeau@mpvre.com

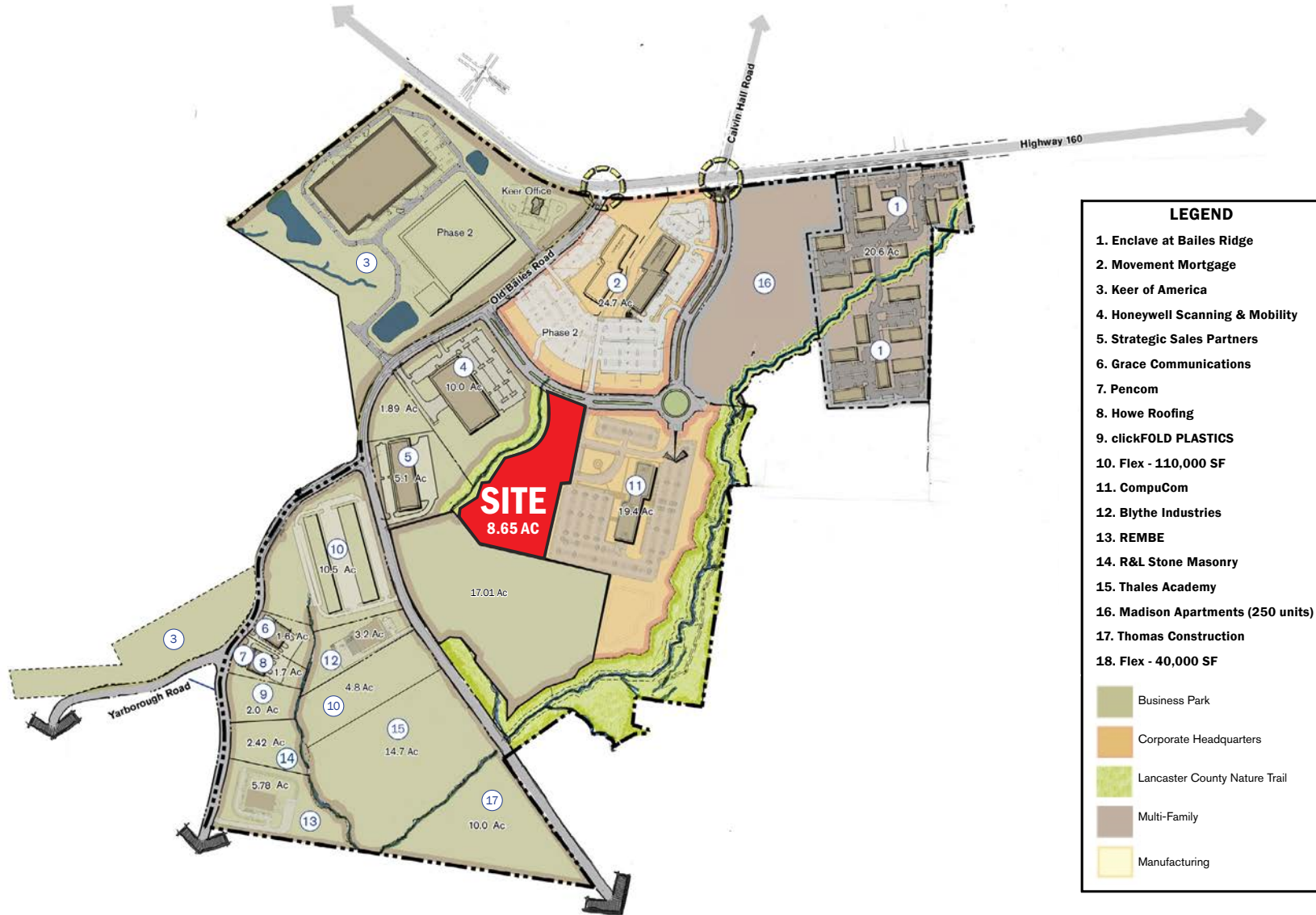
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

# Master Plan



Michael Bilodeau  
Development Partner  
(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com

# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

## Park Photos



Michael Bilodeau  
Development Partner  
(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)



# Bailes Ridge Industrial Bldg 2

HWY 160 & HWY 521, LANCASTER COUNTY, SC 29707

**Park Photos**



Movement Mortgage



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)



Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

**Michael Bilodeau**  
*Development Partner*  
(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)