CALKS FERRY CENTER

NEW RETAIL, OFFICE & PROFESSIONAL FLEX

PRE-LEASING NOW

EST. DELIVERY JULY 2027



FLEX FROM $17/SF MODIFIED GROSS

NO NNN / CAM CHARGES

Retail/Office from $20/SF | Warehouse-only from $15/SF

Calks Ferry Rd near US Hwy 1 | Lexington, SC 29072

Tyler Coates | EXIT Real Estate Consultants

803-530-4066

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A BETTER KIND OF FLEX SPACE

Professional appearance. Functional space. Predictable occupancy costs.

DEVELOPMENT OVERVIEW

Calks Ferry Center is a new retail, office and professional flex development on 11.01 acres along Calks Ferry Road. Highly visible retail/office buildings front the property, with flex buildings positioned within a secure gated business park.

- Flex suites of approximately 1,760 or 2,400 SF; adjacent suites may be combined
- 18' clear height and one 12' x 14' roll-up door per flex suite
- 3-phase power available; Carolina Connect fiber available
- Gated flex area with 24/7 coded tenant access and security cameras
- Professionally landscaped, illuminated and maintained environment
- No outside storage; trailers may be stored inside tenant warehouse

LOCATION THAT LOCALS KNOW

~1 MILE

PAST NEW TARGET + NEW ACADEMY SPORTS

~1.5 MILES

PAST LEXINGTON HIGH SCHOOL

~5 MILES / 10 MIN

TO I-20 VIA LONGS POND RD

~6 MILES / 12 MIN

TO DOWNTOWN LEXINGTON

Approximately 400' of Calks Ferry Road frontage, with the front retail buildings also visible from the heavily traveled US Hwy 1 corridor near the signalized intersection.

AVAILABILITY & PRICING

Simple Modified Gross pricing - built for predictable occupancy costs.

$20/SF

RETAIL / OFFICE

Standard shell; tenant-specific upfits available for discussion.

$17/SF

FINISHED FLEX

Standard approx. 30% office / 70% flex buildout included.

$15/SF

WAREHOUSE ONLY

No office buildout; restroom and warehouse mini-split included.

SPACE SIZES

SPACE TYPE	APPROXIMATE SIZE
Retail / Office storefront	**Approx. 1,760 SF**
Flex suite	**Approx. 1,760 or 2,400 SF**
Warehouse-only (in flex building)	**Approx. 1,760 or 2,400 SF**

Adjacent suites may be combined for additional square footage. Sizes are approximate and subject to final plans.

NO NNN / CAM CHARGES

EVERY LEASE IS MODIFIED GROSS

INCLUDED IN RENT

- Property taxes
- Water & sewer
- Trash service
- Common-area maintenance
- Entrance / grounds maintenance
- Landlord-responsibility repairs

TENANT PAYS

Separately metered electricity, internet and required GL insurance

LEASE TERM

2-year minimum

SECURITY DEPOSIT

One month

OUTSIDE STORAGE

None; trailers may be stored inside tenant warehouse

Conceptual marketing material. Pricing, sizes, finishes, delivery timing and availability are subject to final plans and lease documents.

THE DEVELOPMENT

Retail and office buildings up front, with professional flex buildings behind — all inside a landscaped, gated business park.



Conceptual site plan for marketing purposes — not to scale; final layout and build-out subject to change.

SITE HIGHLIGHTS

- 11.01-acre development
- Retail/office buildings fronting Calks Ferry Road
- Flex buildings in a secure, gated business park
- One signalized-corridor entry off Calks Ferry Road
- Extensive shared parking throughout the site
- Gated rear flex area with 24/7 coded tenant access
- Common-area security cameras & site lighting
- Professionally landscaped and maintained grounds
- No outside storage — clean, professional environment

DESIGNED TO FEEL DIFFERENT

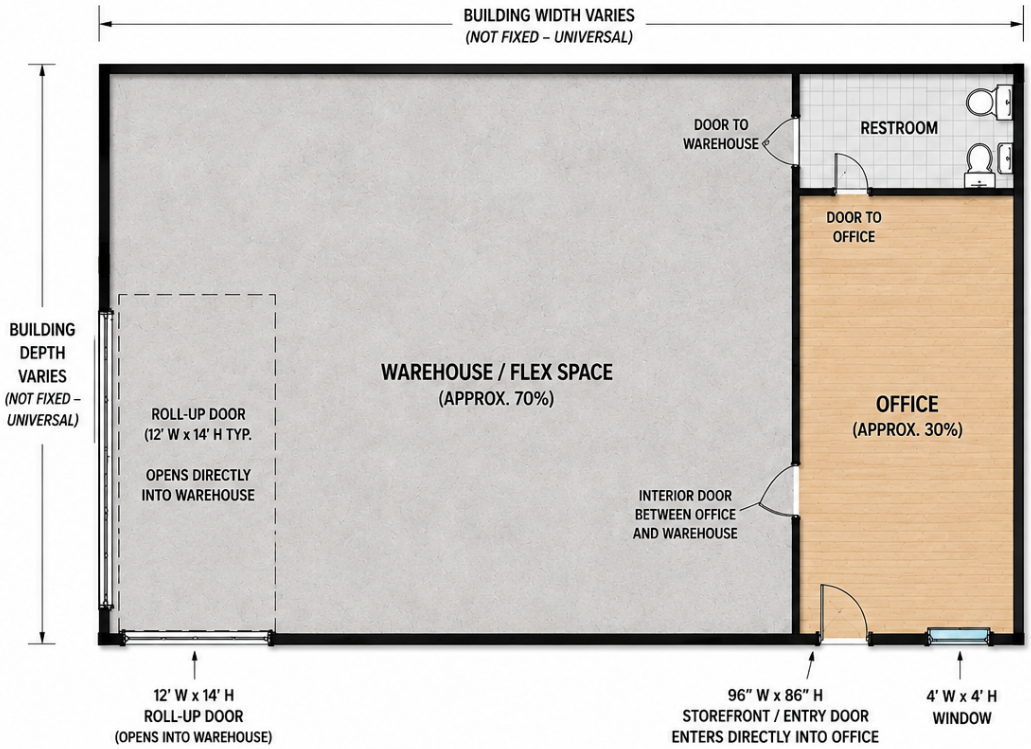
Calks Ferry Center is planned as a clean, professional campus — not a traditional industrial park. Landscaped grounds, modern architecture and gated access create an environment you and your customers will feel good about.

STANDARD FLEX SUITE CONCEPT

Universal layout - approximately 70% warehouse / 30% office.

FLEX BUILDING – UNIVERSAL SUITE FLOOR PLAN

70% WAREHOUSE / 30% OFFICE (APPROX.)



KEY FEATURES

- Front of each suite includes:
  - 12' x 14' roll-up door (opens into warehouse)
  - 96" x 86" storefront / entry door (enters office)
  - 4' x 4' window
- Storefront door enters directly into the office (customers never walk into flex space)
- Roll-up door opens directly into warehouse / flex space
- Interior door between office and warehouse
- Restroom located at rear of office with doors to both office and warehouse
- Allows warehouse access to restroom without entering clean office
- Layout is universal and scalable – dimensions adjust based on final suite width and depth while maintaining approx. 70/30 ratio

AREA SPLIT (APPROX.)

Warehouse / Flex Space:	~70%
Office (including restroom):	~30%

(Actual sizes vary per suite)

GENERAL NOTES

- Metal building height: 18' (to eave)
- Roof pitch: 2:12 (typ.)
- 4' brick base on front elevation (typ.)
- Metal wall panels above
- Colors, materials, and finishes subject to final selection

STANDARD $17/SF FLEX BUILDOUT

- Approx. 30% finished open office / 70% flex
- LVP flooring and 10' ceiling in office
- Restroom accessible from office and warehouse
- Office HVAC + warehouse mini-split
- Concrete warehouse floor
- 18' clear height
- 12' x 14' manual chain-hoist roll-up door
- Glass storefront entry with sidelights
- One 4' x 4' office window
- 3-phase power available
- Carolina Connect fiber available

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LOCATION & ACCESS

Signalized access at US Hwy 1, minutes to I-20 — in the middle of one of Lexington's fastest-growing corridors.



SIGNALIZED
FULL TRAFFIC SIGNAL AT US HWY 1 & CALKS FERRY ROAD

~1 MILE
PAST NEW TARGET + NEW ACADEMY SPORTS

~1.5 MILES
PAST LEXINGTON HIGH SCHOOL

~5 MI / 10 MIN
TO I-20 VIA LONGS POND RD (EXIT 51)

~6 MI / 12 MIN
TO DOWNTOWN LEXINGTON

EASY ON, EASY OFF

One signalized turn from US Hwy 1 — and a straight shot down Calks Ferry Road to I-20 for the greater Columbia market.

Highly visible from the US Hwy 1 corridor at the signalized Calks Ferry Road intersection, with approximately 400' of road frontage.

Aerial imagery: Google Maps. For general orientation only — not to scale.

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SECURE YOUR SPACE

AT CALKS FERRY CENTER

Approximately 1,760 or 2,400 SF flex suites — adjacent suites may be combined for additional square footage.

$17/SF

FINISHED FLEX

Standard office buildout included

$15/SF

WAREHOUSE ONLY

Restroom and warehouse mini-split included

$20/SF

RETAIL / OFFICE

Standard shell · US Hwy 1 visibility

MODIFIED GROSS — NO NNN / CAM CHARGES

Suites are reserved on a first-come, first-served basis. Call today to hold the size and location that fits your business before delivery.

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