

±150,000 - 707,940 SF of Industrial Space Available for Lease

| Expandable to ±850,000 SF

5243 Vance Rd | Bowman, SC | US | Orangeburg County

Available SF: 707,940



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Last Updated: Jun 5, 2025

Realtor/Owner Contact

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Property and Area Description

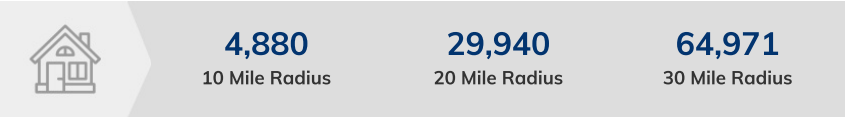
**Property Overview** Bowman Industrial Center is a speculative industrial distribution facility to be developed at Vance Road in Bowman, South Carolina. The property will be strategically located in Orangeburg County at the intersection of I-26 and I-95 with superb access to the Port of Charleston and Charleston International Airport. 70% of the United States population is accessible within a two-day drive.  
**Market Overview** The industrial market around Bowman, South Carolina is growing due to its strategic location along major transportation routes, including I-26 and I-95. The area benefits from its proximity to the Port of Charleston and Columbia Metropolitan Airport (CAE). Orangeburg County has attracted manufacturers, logistics companies, and distribution centers with its business-friendly environment, available workforce and competitive land prices. Industries such as automotive suppliers, food processing and advanced manufacturing are expanding, making the region a key player in South Carolina’s industrial growth. For more information, download the marketing package and contact the listing brokers. Subdividable to ±150,000 SF, Expandable to ±850,000 SF, Access to 70% of the U.S. population, Access to I-26 and I-95, Close to the Port of Charleston

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Property Images

