

WAREHOUSE FOR SALE AND LEASE



(+/-) 60,000 SF AVAILABLE

800 S BRECON AVE
Swansea, SC 29160

JON-MICHAEL BROCK
VICE PRESIDENT
(864) 978.3704
JMBrock@Lee-Associates.com

THOMAS FAWCETT
ASSOCIATE
(843) 747.2292
TFawcett@Lee-Associates.com

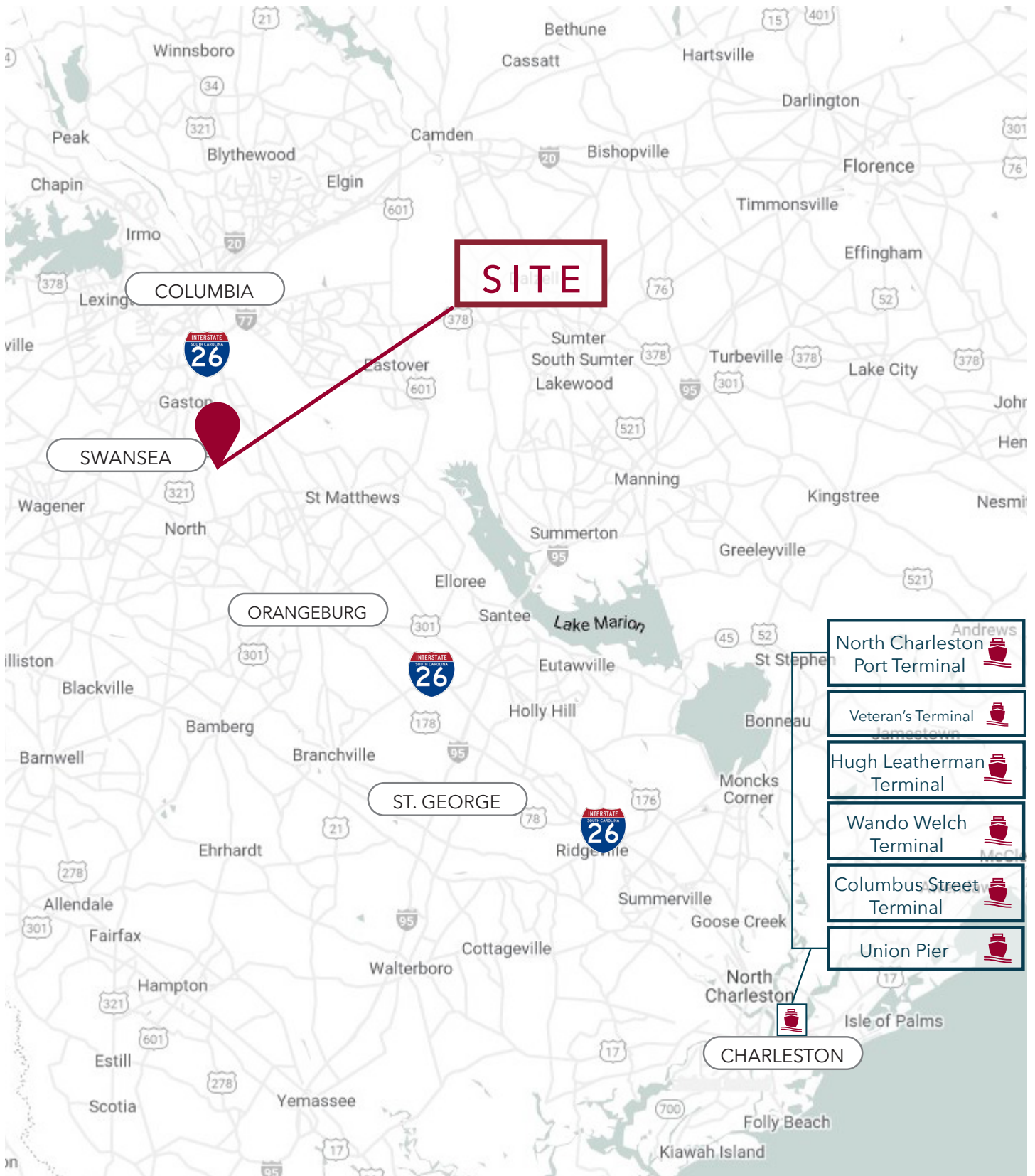
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

THE PROPERTY

This is a fantastic opportunity to lease a 2nd generation (+/-) 60,000 SF warehouse on 3.6 acres less than 22 miles away from downtown Columbia. This brick building features 5,000 SF of office space, 55,000 SF of warehouse, 4 dock doors, 3 phase power, 9.6 ft clear height, skylights and extra room for trailer park/turnaround. The landlord plans to make extensive renovations to the space including a new roof, new dock doors, and an upgraded lighting system.

SALE PRICE:	\$65,000
LEASE RATE:	\$1.25/SF
LEASE TYPE:	NNN
TMS#:	013023-09-001
ZONING:	Industrial
COUNTY:	Lexington
LAND SIZE:	3.6 AC
BUILDING SIZE:	(+/-) 60,000 SF
WAREHOUSE SIZE:	(+/-) 55,000 SF
OFFICE SIZE:	(+/-) 5,000 SF
POWER:	3-Phase
CLEAR HEIGHT:	9.6'
DOCK HIGH DOORS:	(4)





SITE

COLUMBIA

SWANSEA

ORANGEBURG

ST. GEORGE

CHARLESTON

North Charleston
Port Terminal

Veteran's Terminal

Hugh Leatherman
Terminal

Wando Welch
Terminal

Columbus Street
Terminal

Union Pier

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960 Morrison Drive, Suite 400 | Charleston, SC 29403 | 843.747.1200 | lee-charleston.com

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