



**SALE / LEASE**

# Abbeville Industrial Warehouse

**234 INDUSTRIAL PARK ROAD**

Abbeville, SC 29620

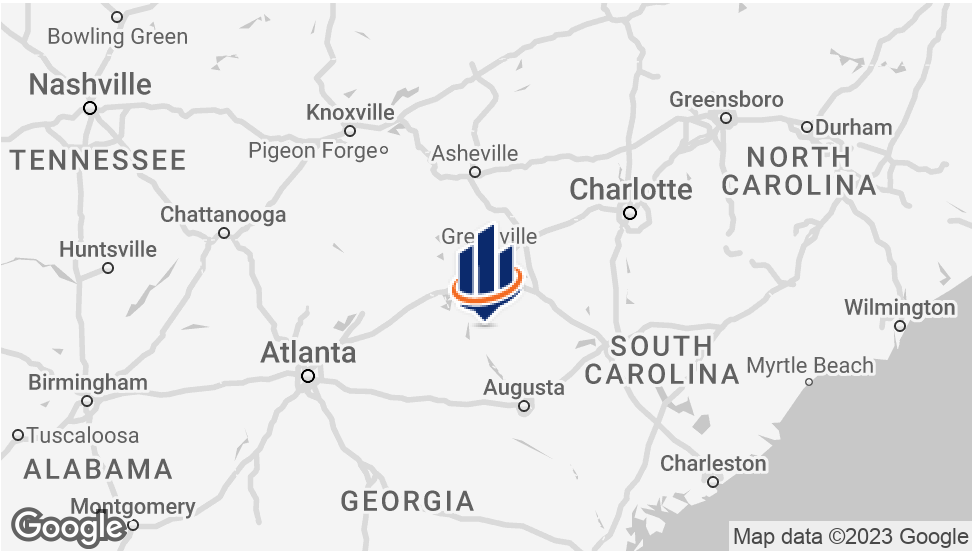
**PRESENTED BY:**

**DAMIEN LANCLOS, CCIM**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$8,600,000
LEASE RATE:	Negotiable
TOTAL SF:	324,000
AVAILABLE SF:	(500X300) 150,000 SF
YEAR BUILT:	1987
ZONING:	BI
CLEAR HEIGHT:	18' Eaves, 23' Peak
VIDEO:	<a href="#">View Here</a>

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## PROPERTY OVERVIEW

SVN KD Lanclos & Associates is pleased to present this Industrial Warehouse for sale or for lease. The property is demisable and the existing warehouse space is adjacent to a neighboring tenant that operates in the textile industry. The space is clean and well maintained and could host numerous uses from manufacturing, warehouse distribution, or truck transit/terminal hub.

## PROPERTY HIGHLIGHTS

- Heavy Power, LED Lighting
- Wet Suppression
- 9 Dock Doors
- Excellent Condition - Tours by Appointment Only
- Heavy Power, Gas, Electric

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Abbeville Industrial Warehouse
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
PROXIMITY	@ One Hour to I-85, I-26 & I-20
TOTAL BUILDING SIZE	324,000 SF
LOT SIZE	34.5 Acres
YEAR BUILT	1987
PARKING SPACES	400
ROOF	Screw Down Metal w Fiberglass Paneled Sky Lights
POWER	Three Phase, Heavy Power
GAS SUPPLY	Yes, Existing
MISCELLANEOUS	Possible Office Space Available

SVN KD Lanclos & Associates is pleased to present for sale or for lease. The property is demisable and the existing warehouse space is adjacent to a neighboring tenant that operates in the textile industry.

The space is clean and well maintained and could host numerous uses from manufacturing to warehouse distribution.

Abbeville, South Carolina is well located in the Upper Savannah Region, Council of Governments. Abbeville's local population exceeds 25,000, and for Abbeville's Quick Facts, please use the following link:

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- Heavy Power, Gas, Electric
- LED Lighting
- Exhaust Fans
- Nine Dock Doors
- Excellent Condition and Well Maintained
- Tours by Appointment Only
- Heavy Power, LED Lighting
- Wet Suppression

Click Here to View Portfolio Video



## LOCATION MAP



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**ABBEVILLE INDUSTRIAL WAREHOUSE** | 234 Industrial Park Road Abbeville, SC 29620

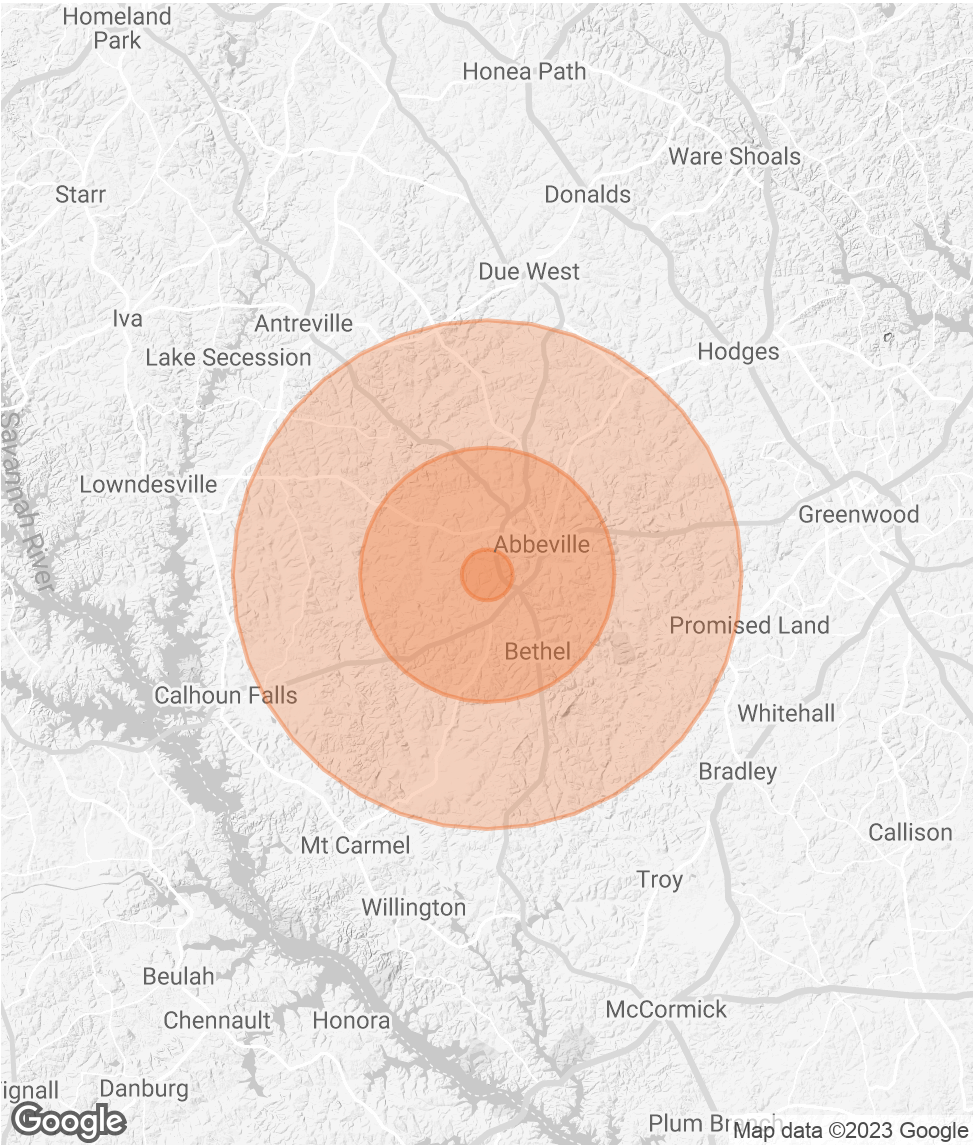
**SVN | KD LANCLOS & ASSOCIATES, LLC**



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	188	4,656	15,553
AVERAGE AGE	41.4	41.3	41.7
AVERAGE AGE (MALE)	40.5	40.5	40.6
AVERAGE AGE (FEMALE)	42.1	41.9	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	76	1,898	6,262
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$40,311	\$39,737	\$40,937
AVERAGE HOUSE VALUE			\$138,101

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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