

Property Summary





OFFERING SUMMARY

Sale Price: \$4,300,000

Lot Size: 5.14 Acres

Year Built: 2008

Building Size: 63,660 SF

Renovated: 2017

Zoning: Commercial / Mini

Warehouse

Market: Greenville

Submarket: Clemson

Price / SF: \$67.55

PROPERTY OVERVIEW

SVN BlackStream is pleased to present the opportunity to purchase a 4 building, $\pm 63,660$ SF Self-Storage Property. Storage 1 is a premier storage facility, with a mix of Drive-up units (60%), Interior climate controlled units (32%), and U-Box Containers for moving and storage. The property offers RV/Boat parking (8%), boxes and moving supplies and is protected with a fenced perimeter and electronic gate access and cameras. There is available acreage to expand the facility by $\pm 22,000$ SF.

LOCATION OVERVIEW

640 Business Park Dr. can be found across the street from Seneca High School, just off of Wells Highway in Seneca, SC. Storage 1 is only ± 2.7 from the heart of Downtown Seneca, and is in a good central location between Clemson University (± 10 miles) and Tri-County Technical College (± 15 miles). Lake Keowee is only ± 3 miles away, with the nearest marina being ± 5 miles away (The Tiki Hut Lakeside Grill). Lake Keowee covers ± 18.500 acres and boasts ± 300 miles of shoreline.

PROPERTY HIGHLIGHTS

- 486 total units
- Certified U-haul Facility with truck rentals
- · Climate Control, Drive-up units, and Boat/RV Storage
- Fenced and Gated with Punch # Entry

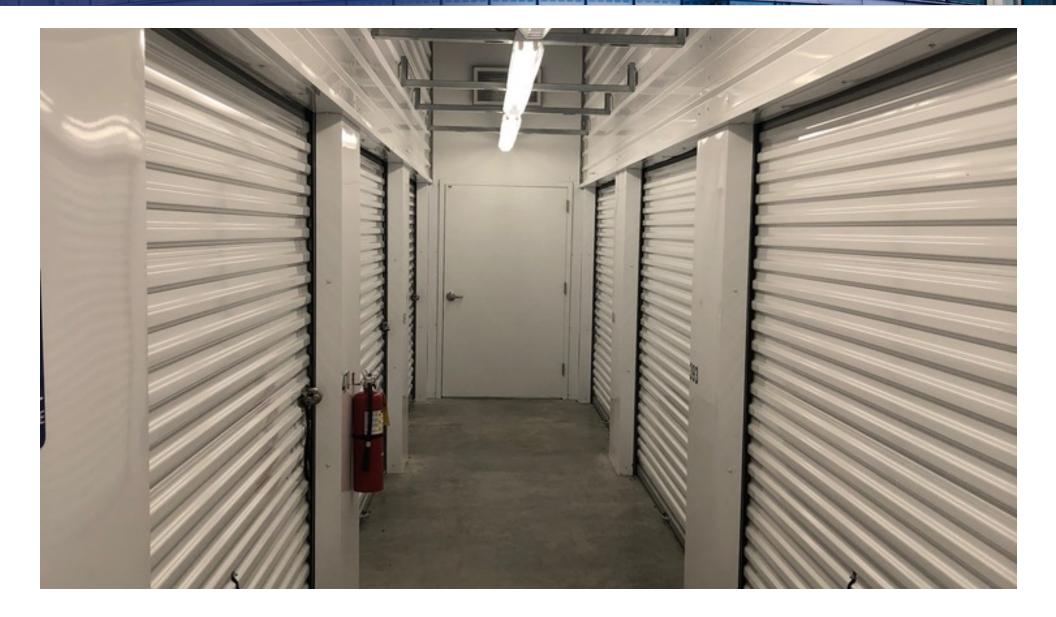






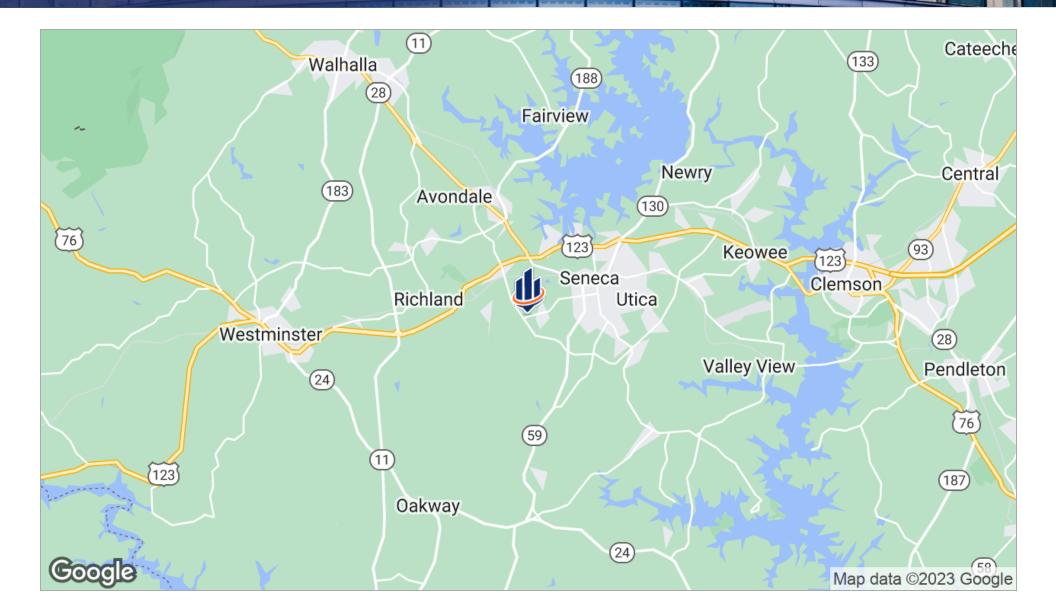








Location Maps



Retailer Map



Oconee County Economic Indicators

Building Totals through September Permits

Annual Average Unemployment Rate



New Homes Planned in Oconee County





















2016



























2017 Planned in August Total New Homes

Pyli - Preferency or Float (Final figures have been manyole information.) ures. SO Department of Employment & Workforce and U.S. Bureau of Labor Statistics

Planned in August 2016 Total New Homes

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NOTES:
* Pigures benchmarked using statistical model adopted by the SC Bry Commission in January 2005.

Demographics =

POPULATION CHANGE 2015 - 2025

+139%

AGES

75,875

Oconee County population

31,189

Households

\$58,210

Average household Income

Spartanburg-Anderson Combined Statistical Area (CSA) total

31,951 Housing units 632,000

Labor Shed

Source: ESRI Demographic and Comparison Profile

SVN | BlackStream, LLC.

1325 Miller Rd. Ste. S Greenville, SC 29607 (864) 637-9302



CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

This agreement made this	between SVN BlackStream, LLC. & (Buyer/Broker). In connection with a sales proposal for the property located at
Business Park Dr. Seneca, SC 29687 (Property) and, all parties named above agree to the following terms and conditions:
Genuine Business Interest. B proposed for discussion with the Se	lyer is genuinely interested in pursuing and possibly purchasing a potential business arrangerer.
2. Permitted Use. Buyer will use t	e confidential information solely for purposes of evaluating the business of the Seller.
above referenced Property is confi	er both acknowledge that all information and materials furnished from the Broker concerning ential and may not be used for any purpose other than evaluation. Access to any information described to attorneys, accountants, banking representatives, and business advisors directly involved
	nd Broker all agree not to disclose to any other person the fact that any discussion or negotia Property or Business or the actual or potential terms, conditions or facts involved in any
	o contact the Property or Business owner, employees, suppliers, or customers except throircumvent or interfere with Broker's written contract or verbal agreement with Seller in any way
shall survive the closing of any Agre	shall be governed and construed in accordance with the laws of the State of South Carolina ement between Buyer and Seller for a period of one year from the date of said closing. The whon-interest on the part of Buyer as well any successful transaction between Buyer and Seller.
prevailing party in such action shall	event either party commences a judicial action to enforce the provision of this Agreement e entitled to recover, in addition to such other amounts as may be permitted by law, call costs ution of defense of such action, including reasonable attorneys' fees.
- ·	LLC. and its Brokers do not guarantee, warrant, either expressed or implied, any informati Buyer should rely on his/her own verification of this information as a part of his or her own do
conclusion of any discussion, negot	opies shall be made or retained of any written information supplied to Buyer by Seller. At the ation or upon demand by Seller, all information including written notes, photographs, or notes to Seller's Agent. Any information shall not be disclosed to any employee or consultant unless is agreement.
Buyer Signature	
Buyer Email Address	Phone #
Broker Signature (if applicable)	
Broker Email Address	Phone #
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