



WAREHOUSE/OFFICE SPACE

**FOR SALE
OR LEASE**

181 SALUDA STREET | CHESTER, SC

Freestanding, masonry building in an excellent location in downtown Chester, SC, ideal for food management/distribution or large laboratory use.

JIM WETZEL
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PROPERTY INFORMATION

SF
± 12,699 SF (± 1K SF conditioned office space)

ACREAGE
± 0.65 Acres

ZONING
LI in the City of Chester, SC

PARCELS
201-03-19-001-000 & 201-03-19-002-000

- FEATURES**
- Excellent location in downtown Chester with great proximity to I-77 in between Charlotte and Columbia
 - All public utilities available at site
 - Perfect for food manufacturing/distribution or large laboratory
 - 3 Total loading areas; two grade level roll-up doors and one traditional loading dock
 - Security fence surrounds dock loading area
 - A significant portion of the warehouse was used for cold storage. Cold storage/refrigeration equipment conveys to the new owners
 - High-efficiency water heaters previously for laboratory work also convey
 - Warehouse clear height 14'

SALE PRICE
\$545,000

LEASE RATE
\$5.50/SF

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MECA
COMMERCIAL REAL ESTATE

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



\$423M

INVESTED BY E. &
J. GALLO WINERY,
CREATING 496 JOBS

2024

NAMED CO-SMALL
MARKET OF THE YEAR BY
SOUTHERN BUSINESS &
DEVELOPMENT MAGAZINE

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MAJOR METROPOLITAN
MARKETS, COLUMBIA,
SC & CHARLOTTE, NC
CLOSEBY, OFFERING
ADVANTAGES FROM EACH

#1

IN MANUFACTURING,
BOASTING 70%
GROWTH FROM
2010-2020

\$27.4M

AWARDED FOR FEDERAL
RAILWAY ADMINISTRATION
GRANT

CHESTER COUNTY, SC

Offering an idyllic lifestyle bursting with opportunity, Chester County spans an area of 586 square miles, including six square miles of water. Their population of nearly 33,000 people understand the value of community preservation and hard work, fueling future growth.

Executives visiting this region consistently commend the pro-business attitude and commitment to making their corporate move an easy, profitable transition. The unique blend of small-town hospitality with close proximity to major metropolitan amenities is why these companies ultimately “Choose Chester.”

Boasting one of the most affordable U.S. housing markets, throughout Chester County you'll find rural charm, a low cost of living, and a strong sense of community. The county's charm has even lured Hollywood producers who selected our county for multiple films including The Patriot, Gospel Hill and the mini-series Chiefs