

FOR SALE OR LEASE

Warehouse/Office

755 Armory Road | Jefferson, South Carolina

REDUCED: \$325,000

~~SALE PRICE: \$399,000~~

LEASE RATE: \$4,000/Month (NNN)



Industrial Operations Yard with Covered Storage, Truck Scale on ± 10.3 Acres

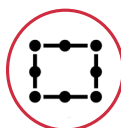
PROPERTY FEATURES

- ± 10.3 -acre industrial site designed for heavy equipment and fleet operation
- $\pm 1,800$ SF office/warehouse building
- More than $\pm 21,000$ SF of covered open-air storage
- Semi-dumptruck drive-on scale already in place
- Expansive laydown area for equipment, trailers, and materials
- Ideal balance of office, covered storage, and outdoor operational space
- Room to expand operations or accommodate multiple business functions

LOCATION

- ± 50 miles from Charlotte, providing access to one of the Southeast's largest industrial markets
- Convenient access to regional highway networks serving the Carolinas
- Located in Chesterfield County, a business-friendly community with industrial incentives available for qualifying companies
- Access to CSX rail and South Carolina's inland port network enhances regional distribution opportunities
- Positioned in a growing manufacturing and industrial corridor

HIGHLIGHTS AT A GLANCE



± 10.3 Acre Industrial Site



$\pm 21,000$ SF Storage



$\pm 1,800$ SF Office/Warehouse Building



Regional Highway Access



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