

WOODLOCK CAPITAL

144 PARKVIEW STREET WESTMINSTER, SOUTH CAROLINA

25.62 ACRES // 218,666 SQFT // TEXTILE MILL WAREHOUSE

FOR SALE ASKING \$3,200,000



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WOODLOCK CAPITAL

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SITE ACCESS

Site access will be provided by Megan Anderson, or Ryley Mclellan. Please contact one using the contact information in the lower lefthand corner in lieu of contacting property management.

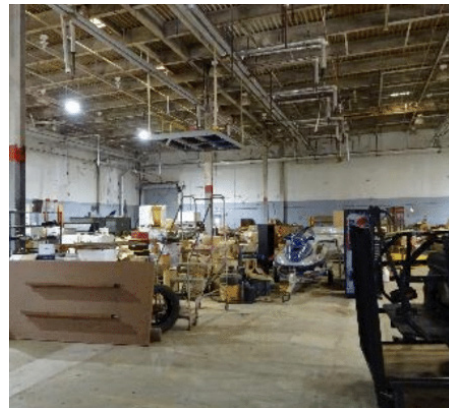
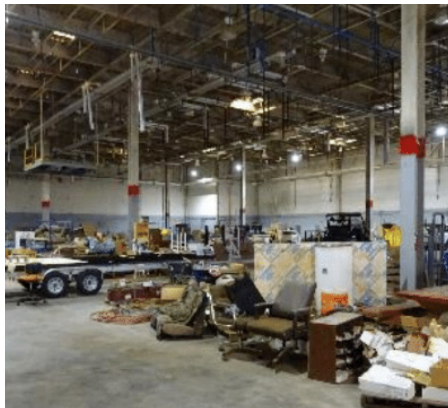
CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 144 Parkview St. Westminster SC. All offering materials are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

No representation is made by owner or Woodlock Capital as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation expressed or implied, is made by Woodlock Capital or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected and encouraged to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Owner and Woodlock Capital, LLC each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

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BUILDING 1**PROPERTY DETAILS****TOTAL SQFT** ~25,084 SQFT (2,312 office)**BUILT** 1995**FOUNDATION** Reinforced Concrete Slab**STRUCTURAL** Pre-cast Concrete**ROOF** Rubber Membrane**CLEAR HEIGHT** 29 ft**DOCK DOOR** 1**DRIVE-IN DOOR** 1**ELECTRICAL** Heavy Power**LIGHTING** Fluorescent & LED**HVAC** Central air and heat pump in office.**PLUMBING** 2 Bathrooms**INTERIOR FIRE PROTECTION** Wet System in place**Appraised Value****March 5, 2024** \$930,000.00 (\$37/SQFT)**Asking** \$14.00/SQFT**Total SQFT** 25,084**Market Rent** \$3.25/SQFT NNN**Proforma NOI** \$81,523.00

BUILDING 2

PROPERTY DETAILS

TOTAL SQFT 115,432 SQFT (723 office)**BUILT** 1970**FOUNDATION** Built-up Reinforced Concrete Slab**STRUCTURAL** Concrete block, steel frame**ROOF** Metal roof, spray foam insulation**CLEAR HEIGHT** 16-16.5 ft**DOCK DOOR** 1 (10x9)**DRIVE-IN DOOR** 4 (8x8)**ELECTRICAL** 3 phase**LIGHTING** Lay-in fluorescent, LED and Metal halide**HVAC** Central air and heat pump in office.**PLUMBING** 2 Bathrooms**INTERIOR FIRE PROTECTION** Wet System in place**Appraised Value****March 5, 2024** \$1,280,000.00 (\$11/SQFT)**Asking** \$14.00/SQFT**Total SQFT** 115,432**Market Rent** \$2.50/SQFT NNN**Proforma NOI** \$288,580.00

BUILDING 3

PROPERTY DETAILS

TOTAL SQFT 78,150 SQFT (100% warehouse)
BUILT 1960
FOUNDATION Built-up Reinforced Concrete Slab
STRUCTURAL Concrete block, steel frame
ROOF Uninsulated Metal panels
CLEAR HEIGHT 13-20 ft
DOCK DOOR 5
ELECTRICAL 3 phase
LIGHTING LED & Florescent
INTERIOR FIRE PROTECTION Wet System in place

Appraised Value

March 5, 2024 \$775,000.00 (\$9.91/SQFT)
Asking \$14.00/SQFT
Total SQFT 78,150
Market Rent \$2.25/SQFT NNN
Proforma NOI \$175,837.00

Current Tenant - Shark Solutions
Lease - Rolling 1 year NNN lease
Occupying - 10,000 SQFT for storage
Rate - \$2,000/month



REGIONAL ACCESS

INLAND PORT IN GREER

1 hour 10 minutes (65 miles)

GREENVILLE

1 hour (45 miles)

ATLANTA

1 hour 45 min (110 miles)

CLEMSON

24 minutes (16 miles)

I-85

15 minutes (13 miles)

INLAND PORT IN GREER

SPARTANBURG

84 MILES

GREENVILLE

45 MILES

CLEMSON

16 MILES

CHARLOTTE

153 MILES

ATHENS

62 MILES

ATLANTA

110 MILES

COLUMBIA

156 MILES

AUGUSTA

129 MILES

South Carolina Textiles Communities Revitalization Act

scstatehouse.gov

The South Carolina Textile Communities Revitalization Act, contained in Title 12, Chapter 65, provides a credit for the renovation, rehabilitation, and redevelopment of abandoned textile mill sites in South Carolina.

[Link to PDF](#)

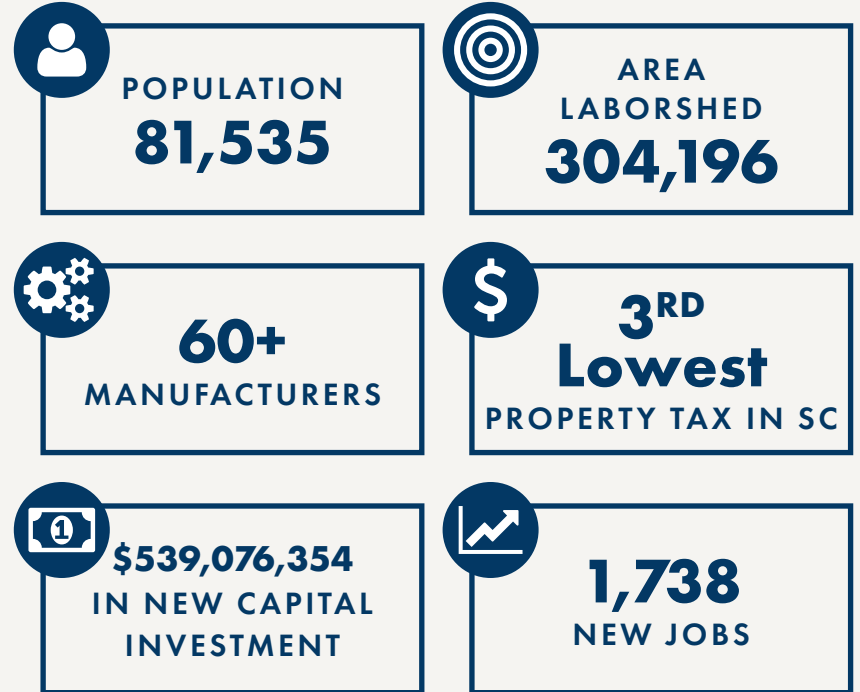
The Oconee Economic Alliance

oconeealliance.org

The Oconee Economic Alliance (OEA) is a public-private nonprofit organization dedicated to bringing new jobs and capital investment to Oconee County. Serving as the economic development arm of Oconee County, the OEA focuses on increasing per capita income, diversifying the local tax base, and generating awareness of Oconee County as a business location. Going beyond the traditional role of recruitment and retention of industry, and workforce development, the OEA also assists with downtown revitalization and large scale retail projects. This additional focus on quality of life and sense of place gives the OEA a unique perspective to analyze economic development from multiple angles. With the workforce becoming such an important part of economic development, the OEA understands the need to create a community that people of all ages will want to call home today and in the future.

Oconee County

Oconee County is ideally located on Interstate 85 between two major US cities: Atlanta, Georgia and Charlotte, North Carolina. Three international airports located within 130 miles, and a landscape surrounded by lakes, rivers, and hiking trails make Oconee the perfect combination of both industry and lifestyle.





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