



FEATURES 2 BUILDINGS ON ±1.019 ACRE

2083 Locust Hill Road

**MOTIVATED
SELLER**

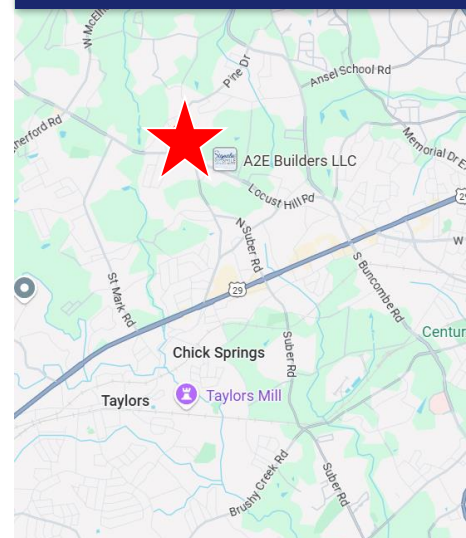
- 2 Warehouse buildings on ±1.019 Acre
- Building 1: ±2,400 SF | Building 2: ±1,920 SF
- Building 1: Drive-In Door: (3) 12'x14' and 1 man door
- Building 2: Drive-In Door: (1) 12'x12' and 1 man door
- Current owner relocating
- TAX Map # T009020101612
- No offices, No bathrooms – perfect for your own design

FOR SALE:

~~\$715,000~~

REDUCED PRICE

\$609,000



THE BUILDINGS

| BUILDING 1 | |
|-------------------------------|---|
| Building 1 | ±2,400 SF |
| Number of Floors | 1 |
| Thickness of Floors | 6" |
| Walls | Aluminum Exterior |
| Roof | Metal |
| Columns & Spacing | Clear Span |
| Clear Ceiling Height at Eaves | 16' at Eaves |
| Lighting | Florescent |
| Heat & Fuel | None |
| Air Conditioned | None |
| Sprinkler | None |
| Drive-In Door | (3) 12'x14' and 1 man door |
| Site | 1.019 Acre |
| Electricity | Greer CPW – 220 Amp |
| Sewer | Septic |
| Dimensions | 40'x60' |
| Fenced | Entire Site |
| Zoning | Unzoned |
| Expenses | Taxes \$1,900 + Insurance Estimated \$1,000/year |

| BUILDING 2 | |
|-------------------------------|---|
| Building 1 | ±1,920 SF |
| Number of Floors | 1 |
| Thickness of Floors | 6" |
| Walls | Metal, Insulated with Foam |
| Roof | Metal and Insulated |
| Columns & Spacing | 1 Support Role |
| Clear Ceiling Height at Eaves | 14' at Eaves |
| Lighting | Florescent |
| Heat & Fuel | None |
| Air Conditioned | None |
| Sprinkler | None |
| Drive-In Door | (1) 12'x12' and 1 man door |
| Site | 1.019 Acre |
| Electricity | Greer CPW – 220 Amp |
| Sewer | Septic |
| Dimensions | 40'x48' |
| Fenced | Entire Site |
| Zoning | Unzoned |
| Expenses | Taxes \$1,900 + Insurance Estimated \$1,000/year |



