



FOR SALE

Fully Leased Flex Building – Investment Opportunity

2765 Magnolia St,
Orangeburg, SC 29115



Executive Summary



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	4,480 SF
Available SF:	4,480
Lot Size:	1.26 Acres
Price / SF:	\$156.03
Year Built:	1979
Zoning:	CG

PROPERTY OVERVIEW

Fully leased $\pm 4,480$ SF flex/industrial building on ± 1.26 acres in Orangeburg, SC. Features $\pm 3,665$ SF of warehouse with two drive-in doors and ± 825 SF of office space including reception, private offices, and conference room. Building includes 12' clear height, 14' eave height, single-phase power, fluorescent lighting, 100% heating, four snaked drains, and exhaust fan ventilation. Roof replaced 8 years ago. Zoned Light Industrial with 16-25 parking spaces. Utilities by Orangeburg DPU; gas available. Ideal investment for light industrial or service-based use. Ideal for investors seeking a stable, income-producing asset in a strategic industrial corridor.

PROPERTY HIGHLIGHTS

- $\pm 4,480$ SF flex/industrial building
- $\pm 3,665$ SF warehouse
- ± 825 SF office (reception, private offices, conference room)
- ± 1.26 acre fully fenced lot with laydown yard
- Two dock-high doors: 8' x 10' and 10' x 10'
- 12' clear height | 14' eave height | Single floor level
- 4 warehouse floor drains (recently snaked)
- Fluorescent lighting and exhaust fan ventilation
- Heated warehouse space (100% coverage)

David Brock

Associate

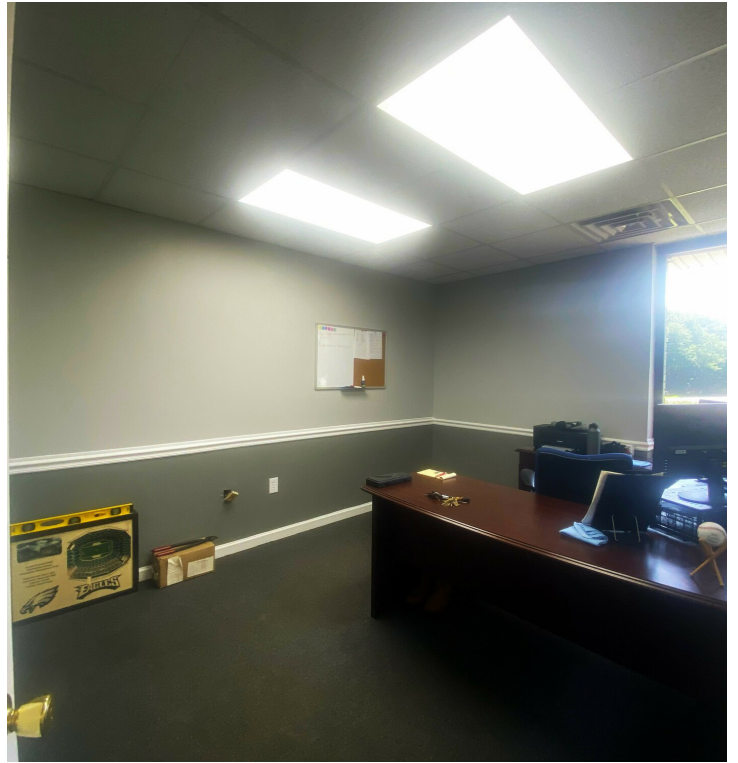
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Building Photos



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Additional Photos



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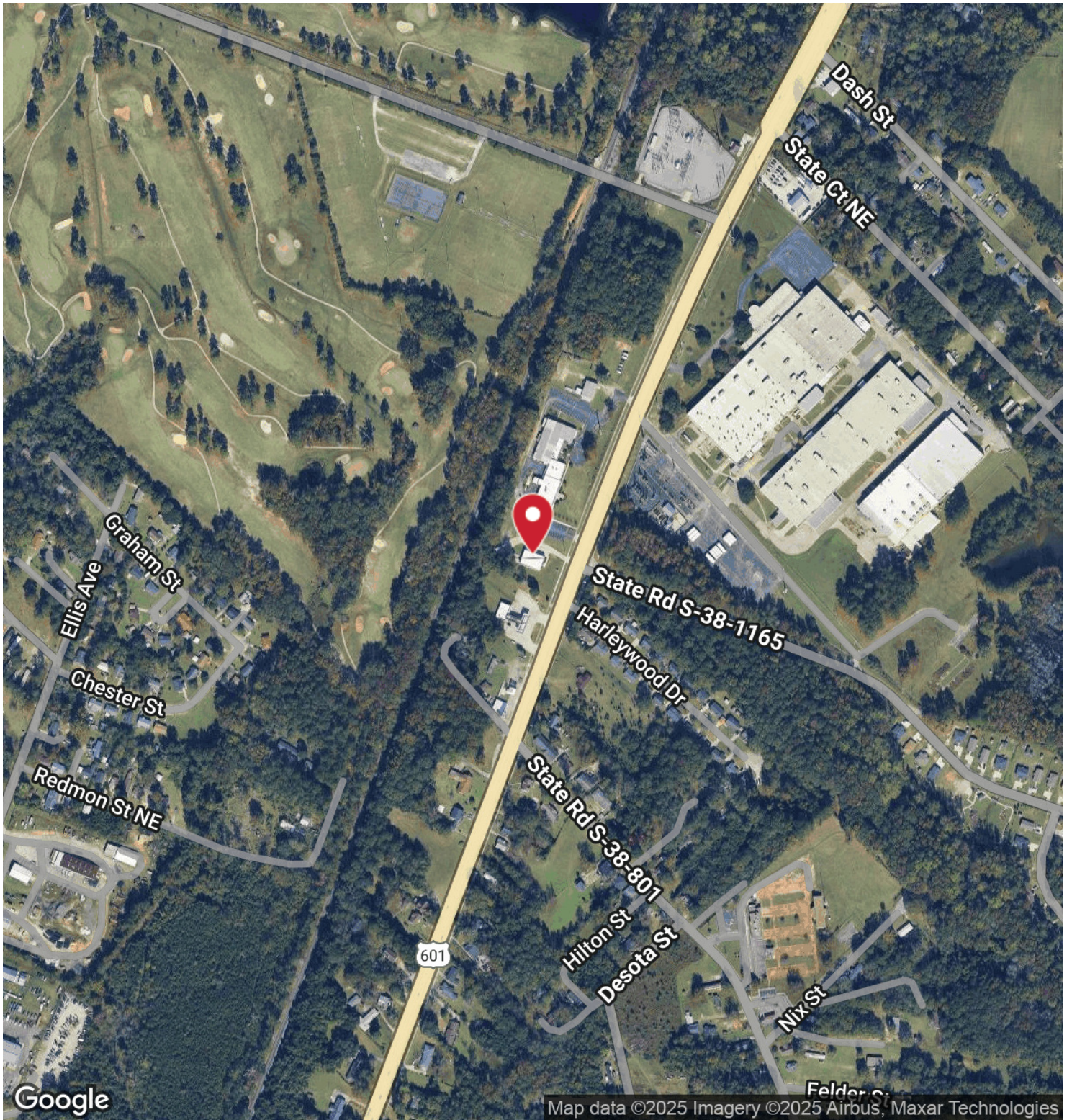
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Location Map



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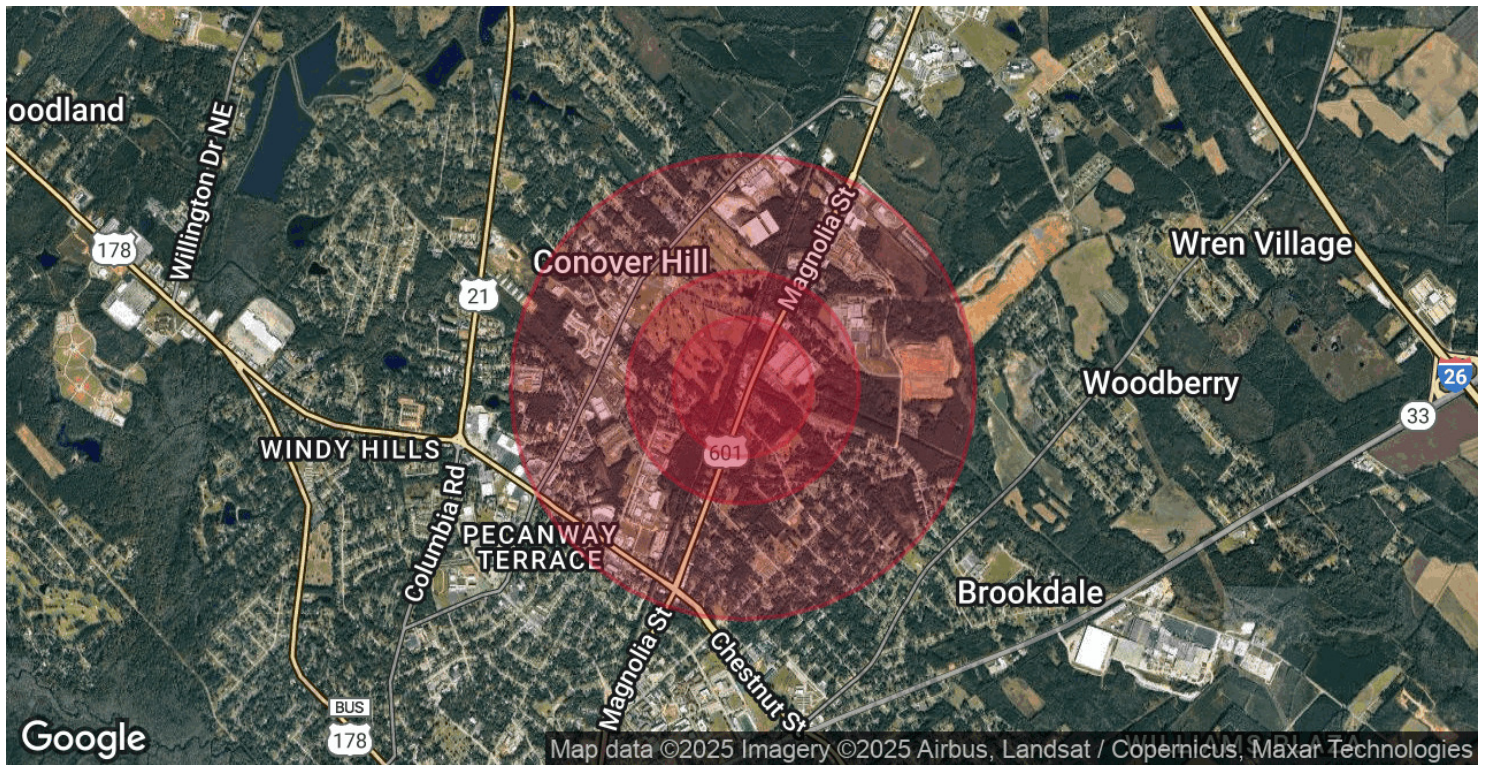
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	245	595	3,702
Average Age	41	41	40
Average Age (Male)	38	38	38
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	103	251	1,564
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$38,717	\$39,280	\$40,379
Average House Value	\$137,613	\$142,555	\$130,638

Demographics data derived from AlphaMap

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