

ALL FIELDS DETAIL



MLS # 2620144
Status ACTIVE
Type Special Use
Address 253 Hampton Ave.
Address 2 253 South Hampton Avenue
City Johnsonville
State SC
Zip 29555
Area 31A Other counties in South Carolina
Class COMMERCIAL /INDUSTRIAL
Asking Price \$679,000
Sale/Rent For Sale

Present Use Office /Warehouse
Business Offered No
Inside City Limits No
Environmental Study No
Wetlands Yes
Underground Storage Tanks Unknown
Signed Disclosure No
Designated Flood Plain No



GENERAL

Number of Acres 8.720000
Agent Hit Count 1
4 Sided Lot Measurement
Client Hit Count 0
County Florence
Stipulation of Sale None
Type of Agency Exclusive Right to Sell
Owners Name ROBERTS SELECTIVE RENTALS LLC
Name of Business
of Stories 1
Listing Agent Gary L Roberts - Cell: 843-251-2129
Non-Conforming (Y/N) No
Co-Listing Agent Hampton Roberts - Cell: 843-798-7862
List Team
Zoning CI
Gross Annual Income
Section/Subdivision
GAI Projected-Existing
Gross Annual Oper. Exp.
GAOE Projected-Existing
Net Annual Oper. Income
Listing Date 8/10/2026
Previous Tax Map#
Eave Height Ft.
Start Showing Date
Zip 29555
Last Photo Update Date
Listing Visibility Type MLS Listing
Picture Count 30
Search By Map
Input Date 8/14/2026 1:39 PM
VOW Include Yes
VOW Comment Yes
Unique Property Identifier
Floor Plans Count 0

TMS/PIN# 00433-05-085
2nd TMS/PIN #
3rd TMS/PIN #
Listing Office CB Sea Coast Commercial - Office: 843-650-0998
Legal Description OFF HWY 51
Seating Capacity
Est. Gross SqFt
Net Leasable Space
Estm. Road Frontage 125 Feet
Total Parking Spaces
Building Rented (Y/N) No
Buildings
Number of Units 1
MLS Approved Lockbox No
Triple Net Charges/mo. N/A
Update Date 8/14/2026
Status Date 8/14/2026
HotSheet Date 8/14/2026
Price Date 8/14/2026
Input Date 8/14/2026 1:39 PM
Associated Document Count 0
Original Price \$679,000
Days On Market 4
Building Area Source
Lot Size Source Estimated
Total Heated Sq Ft 35,736
Display on Realtor.com Yes
Listing Service Full Service
Off Market Date
Geocode Quality Manually Placed Pin
Sold Price Per SQFT
Display on Internet Y
Update Date 8/14/2026 1:39 PM
VOW Address Yes
VOW AVM Yes
RESO Universal Property Identifier
Floor Plans Update Date

FEATURES

Improved Yes Will Sell Lease Sale Includes Building Land	Exterior Finish Block Vinyl Siding Heating/Cooling Central Heat Central Air	Water/Sewer Water Public Public Sewer Possession Closing Showing Call Listing Agent	Additional Amenities Truck Doors Office(s) Reception Area Restrooms - Private Inside Storage
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FINANCIAL

Base Rent per Sq. Ft.
Annual Insurance
Approximate Year Built

Annual Taxes
Annual Cam per Sq. Ft.

SOLD STATUS

How Sold
Contract Date
Closing Date
Selling Agent
Selling Office
Lease Type Gross

Aggregate Value
Sold / Lease Price
Total Sq Ft 35736
Total Sq. Ft. Under Roof
Sellers Concession
Lease Terms/Months 12 Months

DRIVING DIRECTIONS

Driving Directions From Pawleys Island - Head toward N Causeway Rd/County Rd S-22-46 2 min (0.5 mi) Follow US-17 S and SC-51 N to Stuckey St in Johnsonville 55 min (45.3 mi) Follow Stuckey St and S Hampton Ave/State Rd S-21-124 to your destination 2 min (0.5 mi)

AGENT TO AGENT REMARKS

Agent to Agent Remarks Showing by appointment only. All measurements are approximate and must be verified by the buyer/buyers representation

PUBLIC REMARKS

Public Remarks 53 S Hampton Avenue presents a substantial industrial opportunity in Johnsonville, South Carolina, offering approximately 35,736 square feet of building area situated on 8.72 acres. With a combination of significant existing improvements and a large land component, the property provides the scale and flexibility to accommodate a variety of industrial, manufacturing, warehouse, distribution, or owner-user applications. The existing facility offers a sizeable footprint for operations, while the surrounding acreage creates valuable additional utility for outdoor storage, equipment and vehicle staging, circulation, parking, or potential future expansion, subject to applicable zoning and approvals. The property's established industrial history further adds to its appeal for users seeking a site that can support substantial business operations without starting from the ground up. Located in Johnsonville within Florence County, 253 S Hampton Avenue represents an opportunity to acquire both a large industrial facility and nearly nine acres of land in a single property. Whether considered for continued manufacturing use, warehousing and distribution, an owner-occupied operation, or redevelopment, the combination of building area, acreage, and flexibility makes this a compelling commercial asset in the Pee Dee region.

SHOWING INSTRUCTIONS

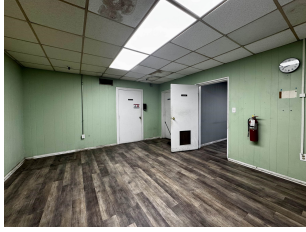
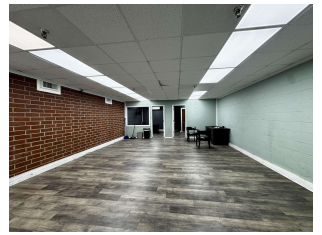
ShowingTime Instructions Call listing agent.

GENERAL

Price Per SQFT \$19.00

ADDITIONAL PICTURES





DISCLAIMER

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