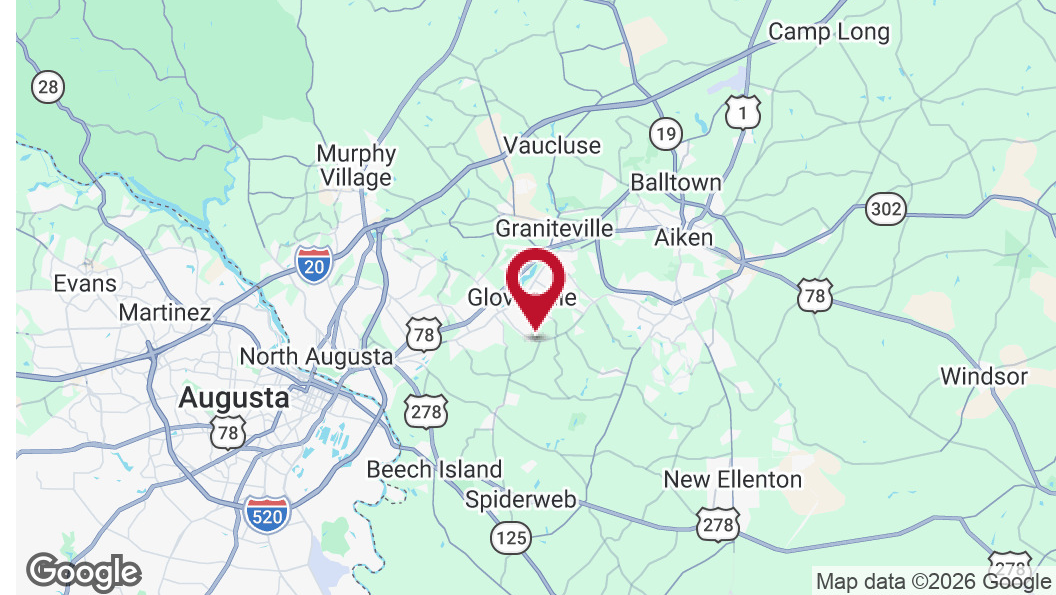


# 2884 PINE LOG ROAD

Warrenville, SC 29851

FLEX BUILDING FOR LEASE



## Property Description

Flex Building (6,510 SF) Built in 2021 = \$5,425/month

The large flex building offers plentiful office space which could be coupled with light assembly areas and warehouse space. The flex building is in like-new condition. Over 5,300 square feet is air-conditioned and approximately another 1,200 square feet occupies garage space including two doors with automatic door openers. There is a large conference room with conference table and chairs with a wide variety of office sizes. There are two bathrooms and ample reception area and work spaces. Some office desks, chairs and tables are also available for tenant's use. There is good usable outdoor space that is partially fenced. It is in a tucked-away rural setting that offers privacy and ample space for a variety of commercial uses. You must see this property to appreciate its charm and all it offers in this beautiful setting. Zoned RUD.

## Dean Newman

Broker in Charge  
706.339.4379  
dean@newmanre.org  
SC #49942

## Location Description

Conveniently located in Warrenville, SC, the area surrounding the property offers a blend of suburban tranquility and easy access to essential amenities. Nearby, tenants can explore Hitchcock Woods, the largest urban forest in the United States, for scenic walks and outdoor activities. The bustling commercial and retail district of Aiken is just a short drive away, providing access to a variety of dining, shopping, and entertainment options. With its proximity to major thoroughfares, this location offers an ideal balance of natural beauty and urban convenience for office tenants seeking a dynamic work environment. Located halfway between Augusta GA and Aiken SC, this property is approximately 3 miles southeast of Highway 78 (Jefferson Davis Hwy) and Langley Pond.

## Property Highlights

- **6,510 SF Flex Space Building**
- **5,300 SF of the Building is Air-Conditioned**
- **Zoned RUD**
- **\$5,425/Month (Modified Gross)**

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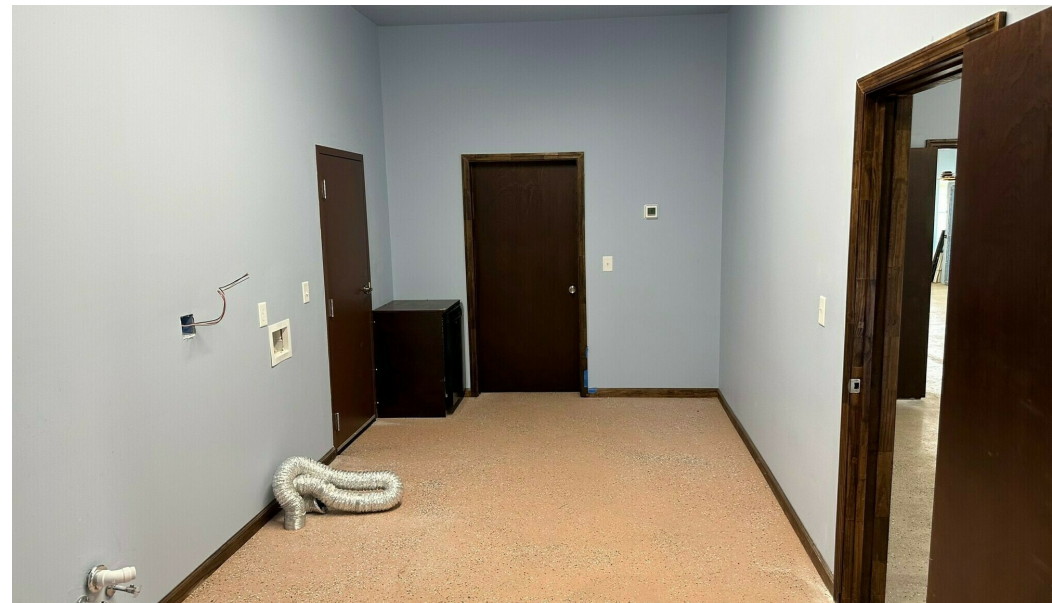
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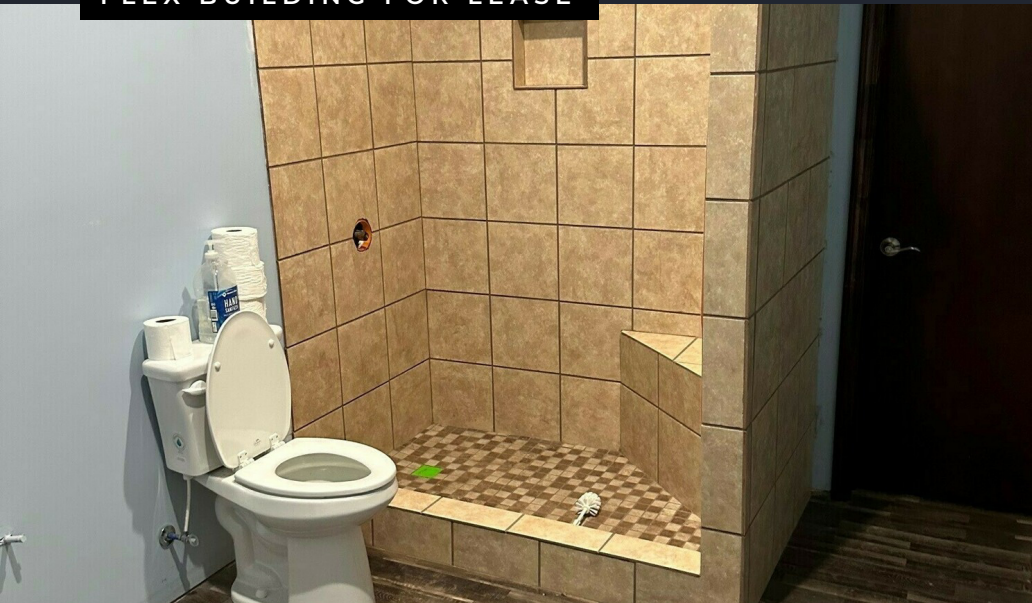
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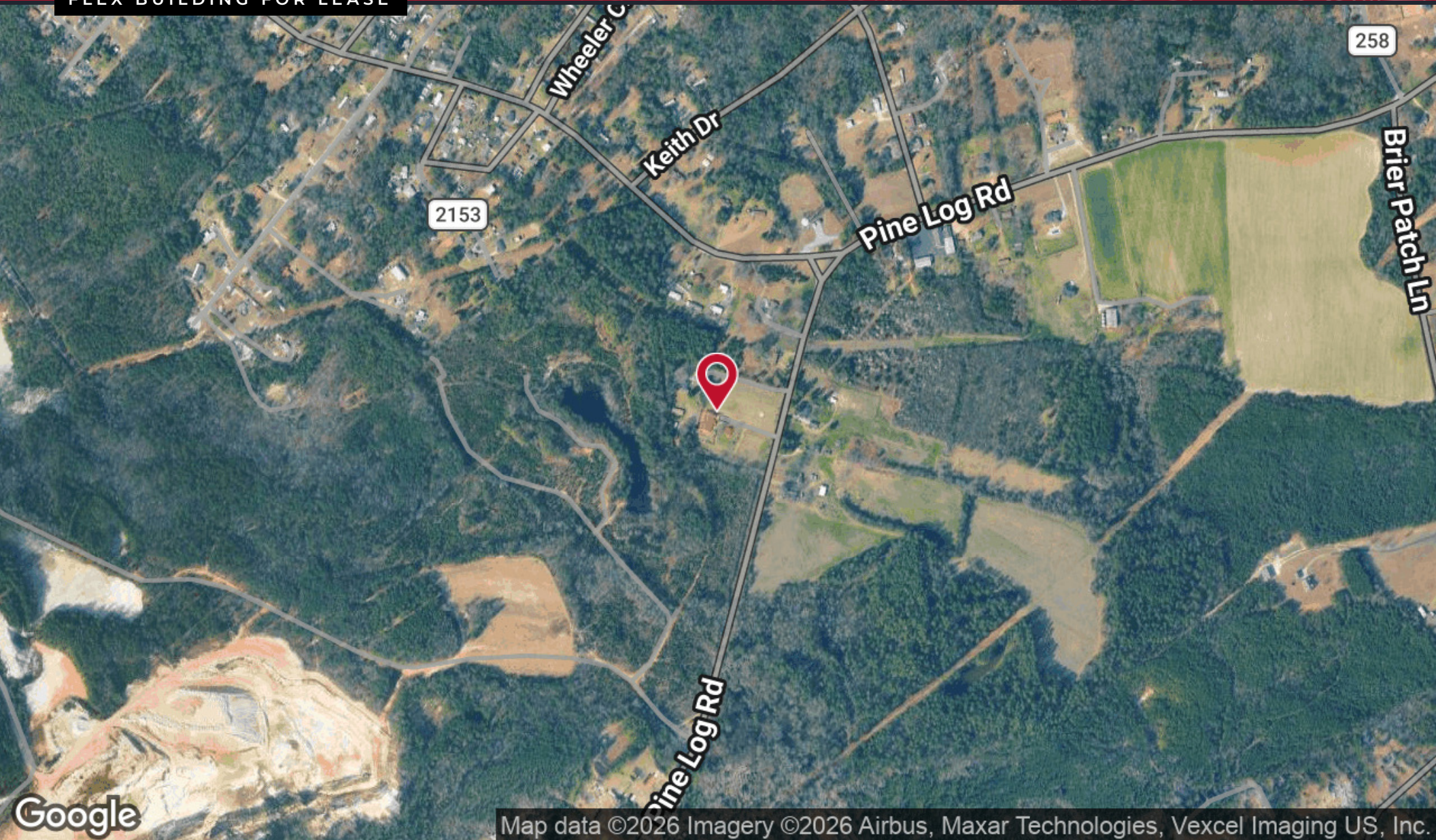
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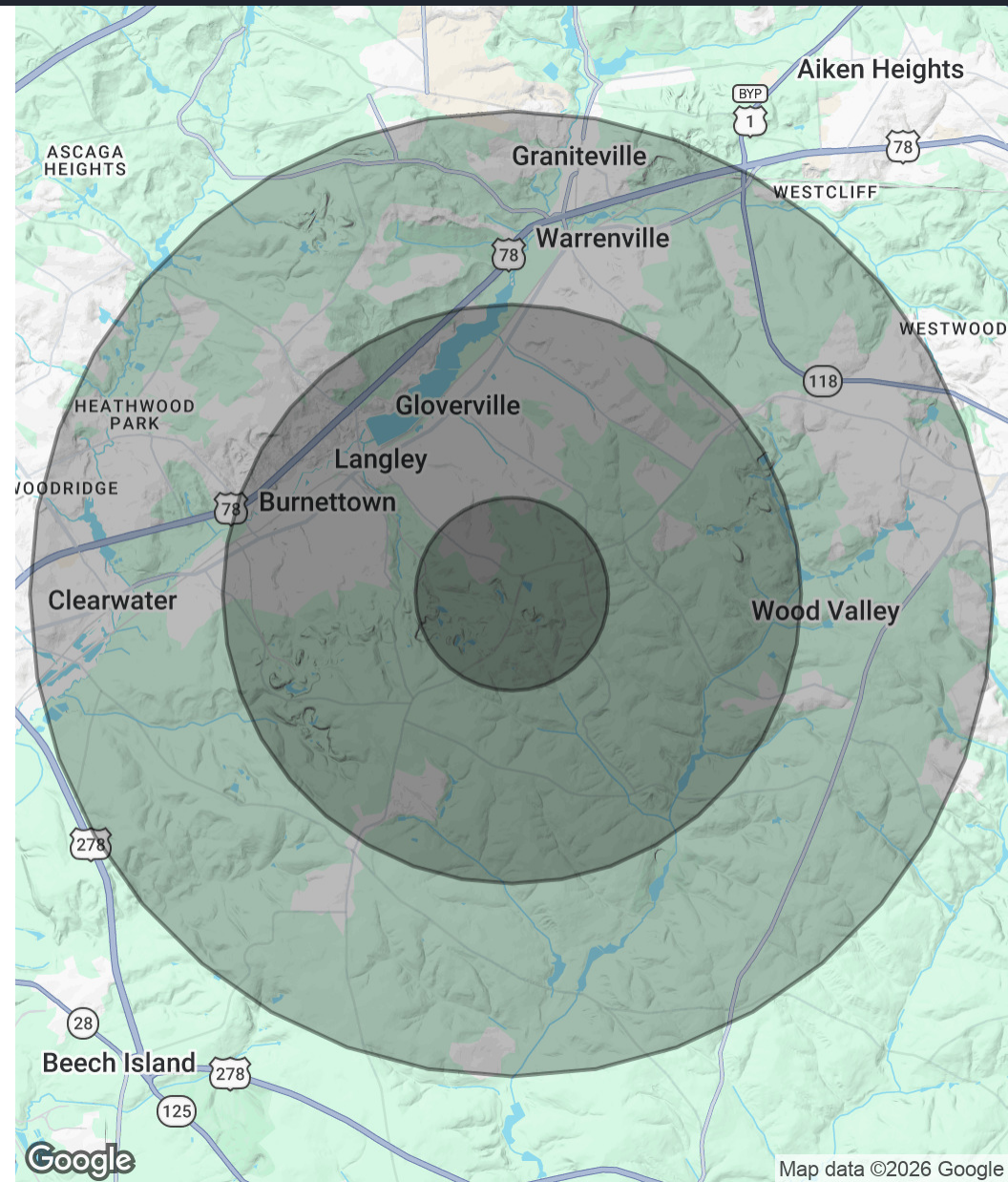
Warrenville, SC 29851

## FLEX BUILDING FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	1,294	10,555	33,493
Average Age	42.2	40.4	42.0
Average Age (Male)	42.2	38.7	39.9
Average Age (Female)	37.8	39.6	44.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	439	3,763	12,518
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$79,309	\$79,779	\$92,966
Average House Value	\$186,112	\$190,705	\$228,142

2023 American Community Survey (ACS)



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## Dean Newman

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SC #49942 // GA #281453 /

## Professional Background

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 6 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In 2005 he joined Meybohm Commercial Properties where he was Vice President/Associate Broker and received many awards as a top producer. He also has been a licensed real estate instructor since 2015. After much prayer and consideration, in January 2026, Dean formed his own real estate company called Newman Real Estate, where he will continue to assist his loyal clients (and new ones!) with their real estate needs for many years to come.

Dean is an active member of Abilene Baptist Church where he has served in numerous capacities 36+ years. He and his wife have two adult children who are each married, and five grandchildren.

## Education

BBA - Marketing from Augusta College

## Memberships

Aiken Board of Realtors

Augusta Board of Realtors

National Association of Realtors

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