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JORDAN TROTTER
COMMERCIAL REAL ESTATE

LARGE OFFICE & WAREHOUSE CAMPUS

770 & 778 Augusta Road | Edgefield, SC 29824



CLICK
HERE FOR A
360° AERIAL
VIDEO



EDGEFIELD COUNTY**APN | 138-00-00-048-000,
138-00-00-070-000****ZONE | GC****56.75 AC****125,00 SF WAREHOUSE
67,095 SF OFFICE****PRICE | \$7,000,000**

This campus is located 2 miles East of Downtown Edgefield, SC. It is also 3.4 miles West of the intersection of Highway 25 and SC-121, providing easy access to I-20 and I-26.

The property includes a 125,000 sq.ft. warehouse distribution space on 27.27 acres of land and a 67,095 sq.ft. office space on 29.48 acres of land for a combined total of 56.75 acres across two parcels. The parcel holding the office space additionally offers a 2,822 sq.ft. warehouse and a 2,368 sq.ft. pavilion near the on-site pond.



OFFICE SPACE

- 67,095 SF office space on 29.48 AC
- Perfect corporate HQ
- 3 floors of space with flexible use: banquet and reception areas, open-concept office areas, conference rooms, and “breakout” rooms
- Access to large employment pool with proximity to Augusta and Aiken
- Office building appraised at \$3,500,000 in Sept of '23
- Beautiful wood finishes











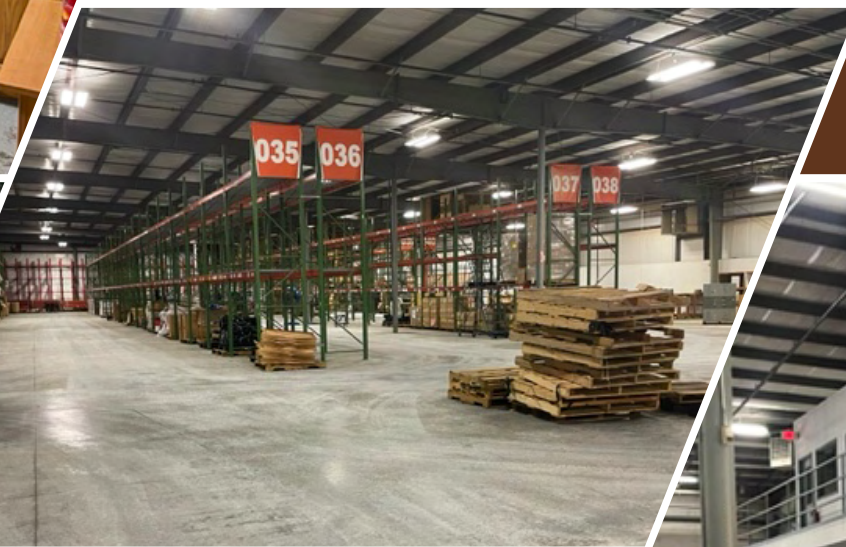
WAREHOUSE SPACE

- 125,000 SF warehouse on 27.27 AC
- Perfect for an owner occupant or as an income property
 - In excellent condition
- Fire suppression system throughout
 - 6 dock-high doors
 - 1 drive-in bay door
 - 4 offices, 2 restrooms
 - 22' clear height
 - 3-phase power






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U SITE

<< DOWNTOWN
EDGEFIELD

Huets
Crossroads
Parkhill

U.S. Fiber
130 employees

a2b Fulfillment
60 employees

Titan Farms
58 employees
(900 seasonal)

Costa Farms
28 employees
(900 seasonal)

Generac
450 employees

Bondex Inc

Menardi Filters

NORTH
AUGUSTA

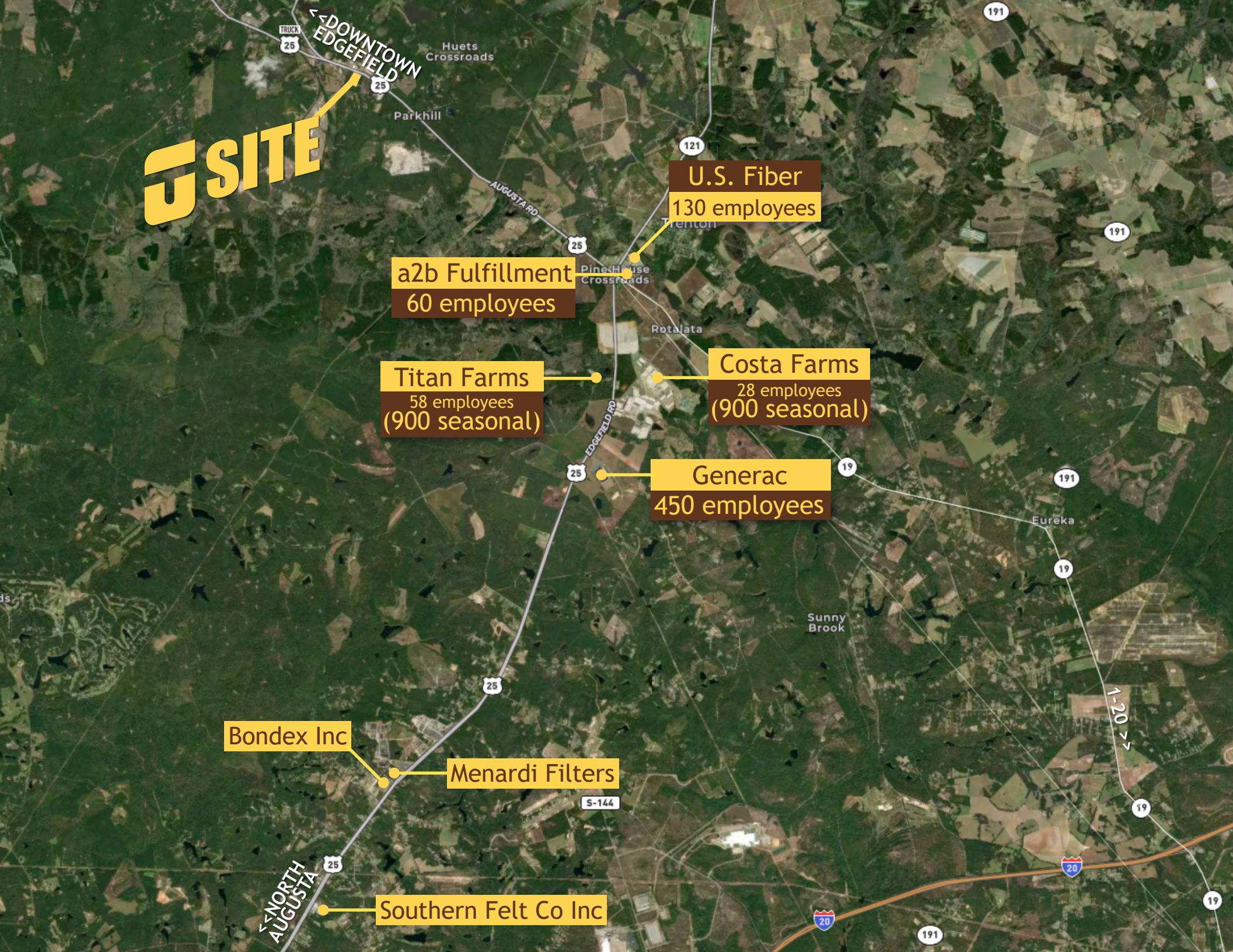
Southern Felt Co Inc

5-144

Sunny
Brook

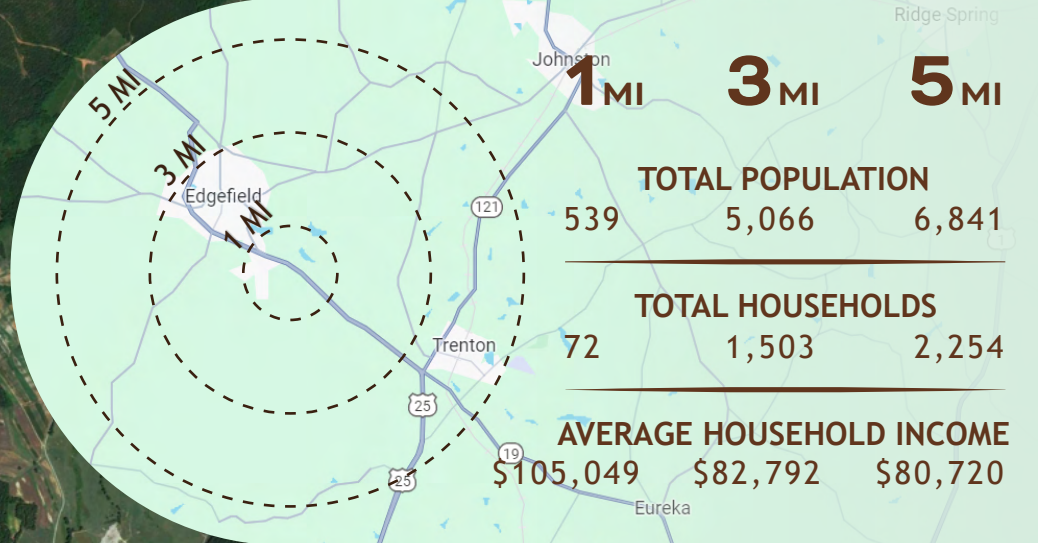
Eureka

1-20 >>























EDGEFIELD COUNTY STATISTICS



Region
Population:
27,679



Annual
Growth Rate:
2%



Average
Commute:
26 mins



Medium
Income:
\$66,878



Unemployment
Rate:
3.4%

Healthcare:

Edgefield County Hospital (212 employees)

Education:

Edgefield County School District (540 employees)

Major Industry:

- Titan Farms (58 employees and 900 seasonal employees)
- Costa Farms (28 employees and 900 seasonal employees)
- Generac (440 employees)
- Trantech Radiator (98 employees)
- Milliken & Company (225 employees)
- US Fibers (270 employees)
- Southern Felt (140 employees)

