



4102 HWY 29 NORTH BUILDING 3

4102 Hwy 29 North Building 3, Belton, SC 29627

MAX KINSER

Vice President
404.791.0865
max@mccoywright.com





PROPERTY DESCRIPTION

Available for occupancy on June 8th McCoy Wright is pleased to present 4102 Hwy 29 North Building 3 for your consideration. The metal building is 10,125 sq ft with eight 14x14 roll up doors, concrete apron, 400 amps 240V 3 Phase Power, and 25ft clear height. Property features ability to pull semi truck into building to unload. Additionally, there is a small (20x20) mezzanine office, shop sink, and two bathrooms with hot water. On the exterior of the premises is a secured lay-down yard, vehicle parking, and dumpster pads. Currently, this building does not have a loading dock, but access to one can be provided onsite.

PROPERTY HIGHLIGHTS

- 10,125 sq ft (75 x 135)
- Available for Occupancy June 8th, 2026
- Eight 14x14 drive-in doors
- 400 amps 240V 3 Phase Power
- Heated and insulated
- Exhaust fans
- Shop sink
- Exterior lay-down area

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | \$5.50/SF (NNN) |
| Building Size: | 10,125 SF |



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com

ADDITIONAL PHOTOS



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com

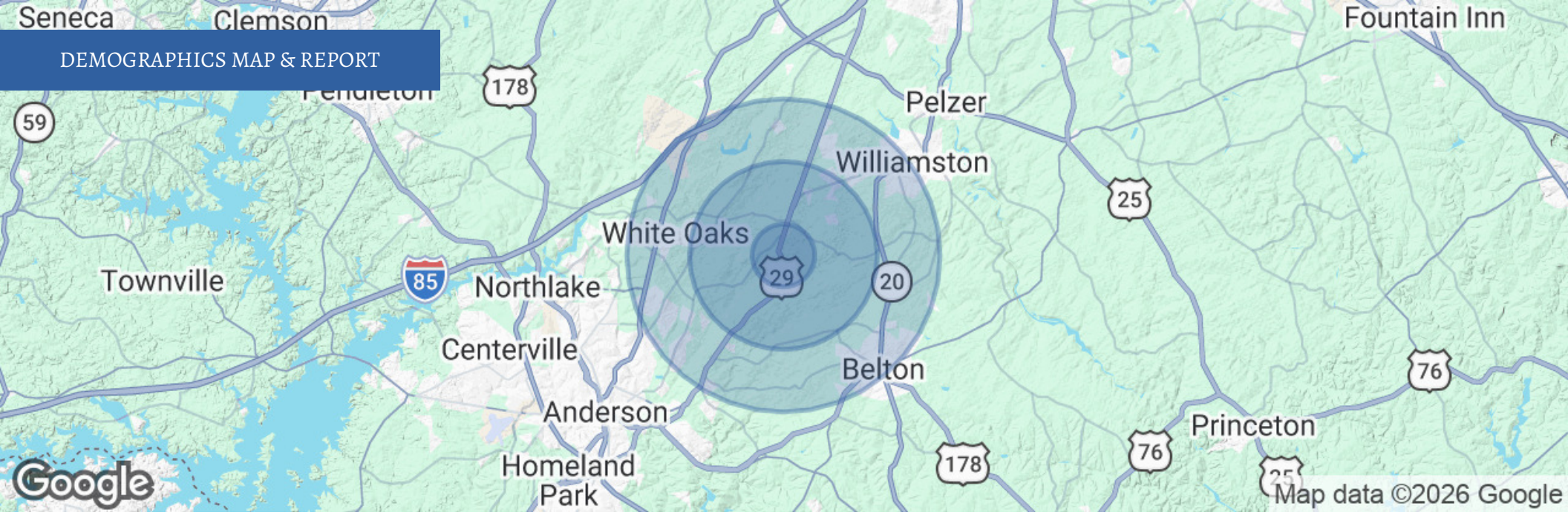
ADDITIONAL PHOTOS



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com



Max Kinser, Vice President | 404.791.0865 | max@mccoyswright.com



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 820 | 6,806 | 26,681 |
| Average Age | 41.8 | 41.7 | 41.2 |
| Average Age (Male) | 42.8 | 40.6 | 40.2 |
| Average Age (Female) | 42.7 | 45.4 | 42.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 350 | 2,793 | 10,384 |
| # of Persons per HH | 2.3 | 2.4 | 2.6 |
| Average HH Income | \$55,130 | \$92,126 | \$90,718 |
| Average House Value | \$145,493 | \$253,611 | \$232,284 |

2023 American Community Survey (ACS)



Max Kinser, Vice President | 404.791.0865 | max@mccoyswright.com



MAX KINSER

Vice President

Direct: 404.791.0865
max@mccoywright.com



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com