

FOR SALE
±20,836 SF WAREHOUSE

103 RAILROAD AVE SW
Brunson, South Carolina 29911



Reduced Sale Price ~~\$539,000~~ \$497,500

NAI Columbia

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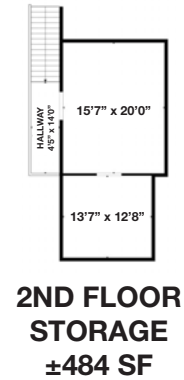
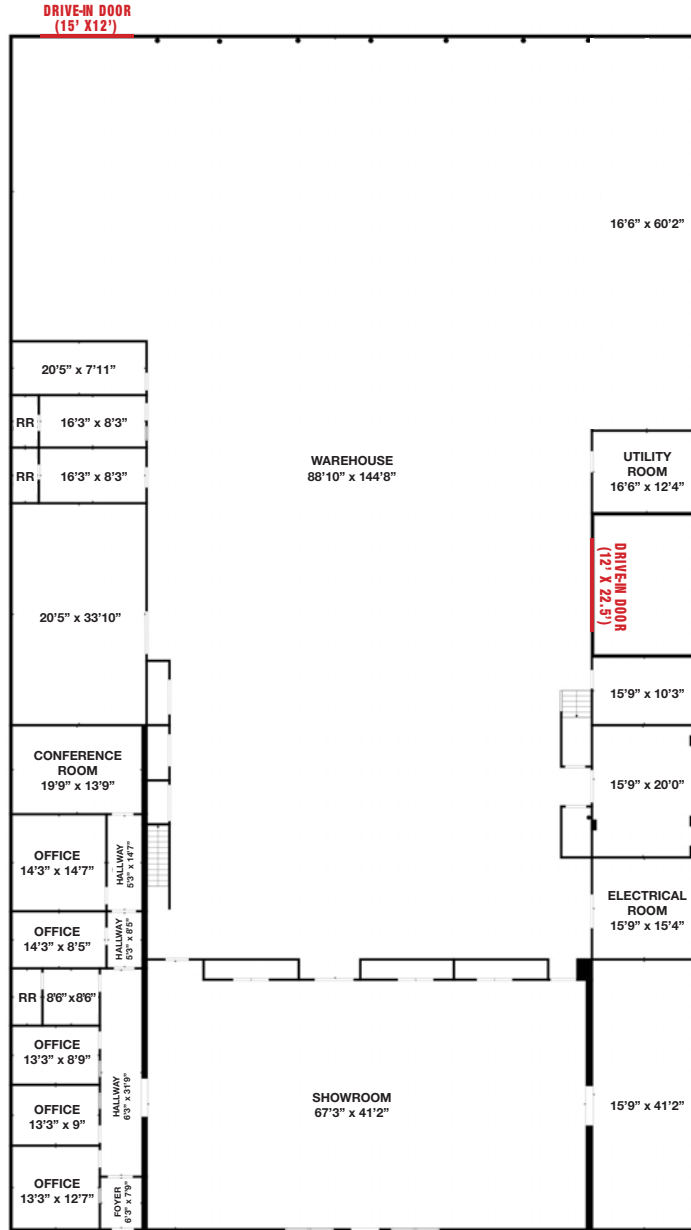
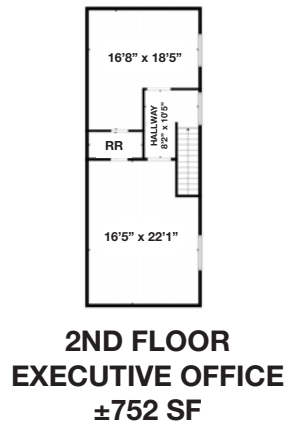
PROPERTY OVERVIEW

TOTAL BUILDING SIZE	±20,836 SF
SITE SIZE	±0.7 ACRES
FIRST FLOOR OFFICE	±1,512 SF
SECOND FLOOR EXECUTIVE OFFICE	±752 SF
CLEAR HEIGHT	±22.5'
COLUMN SPACING	CLEAR SPAN
LIGHTING	FLUORESCENT
POWER	800 AMP 3-PHASE
DRIVE-IN DOORS	(1) 12' X 22.5' DOOR LOCATED AT LAYDOWN YARD (1) 15' X 12' DOOR LOCATED AT REAR OF BUILDING
HAMPTON COUNTY TM	079-02-13-003
ELECTRICITY SERVICE PROVIDER	Dominion Energy
GAS SERVICE PROVIDER	Dominion Energy
WATER SERVICE PROVIDER	Lowcountry Regional Water System
SEWER SERVICE PROVIDER	Lowcountry Regional Water System
REDUCED SALE PRICE	\$539,000 \$497,500



PROPERTY FLOOR PLAN

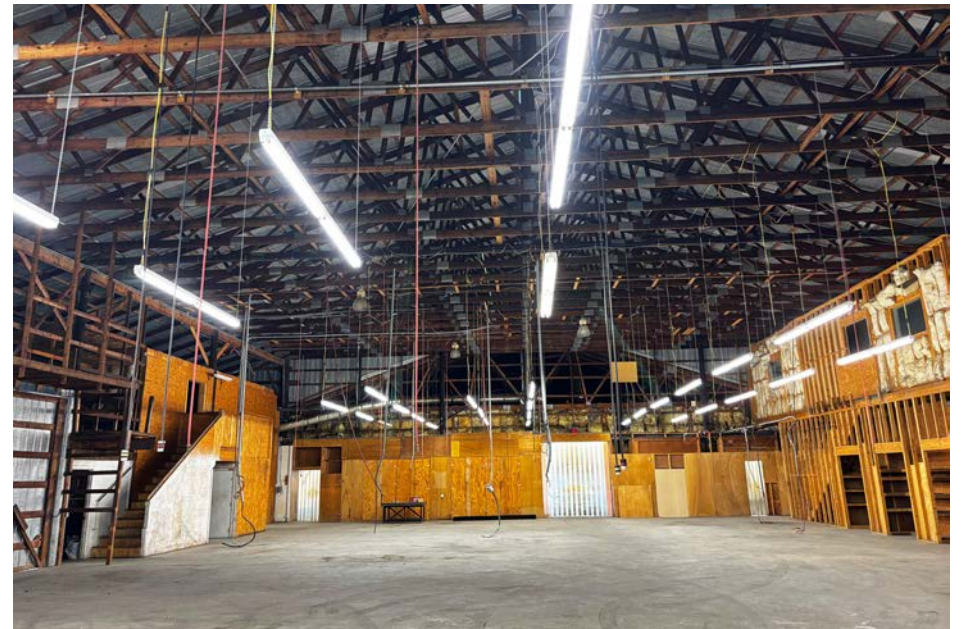
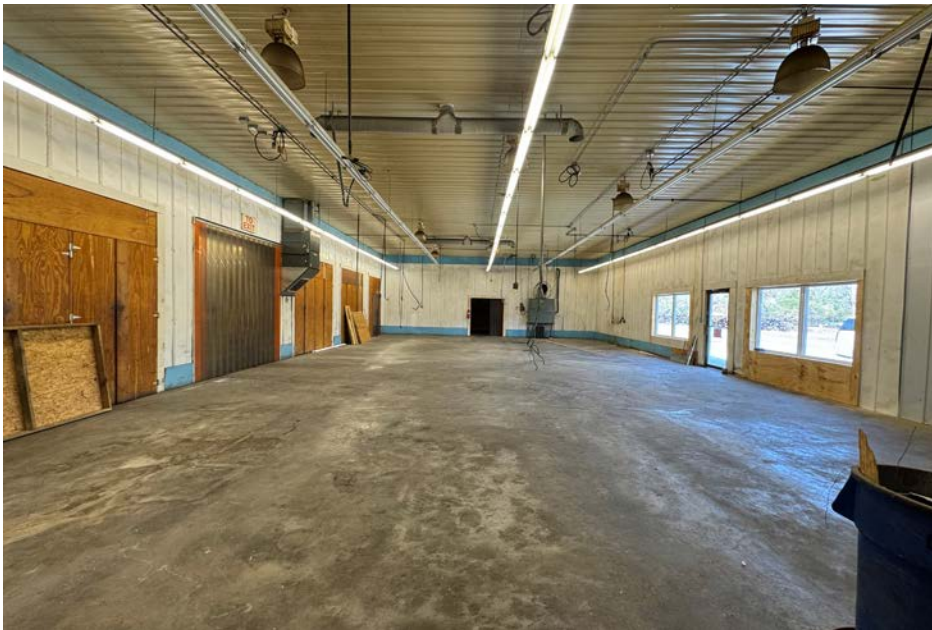
1ST FLOOR	±19,600 SF
2ND FLOOR	±1,236 SF
TOTAL SF	±20,836 SF



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL

