

FOR SALE OR LEASE

Warehouse/Office

704 Armory Road | Jefferson, South Carolina

REDUCED: \$825,000

~~SALE PRICE: \$899,000~~

LEASE RATE: \$7,500/Month (NNN)



Flexible Industrial Campus with Office, Warehouse & Secure Yard

PROPERTY FEATURES

- ±13.2-acre commercial campus
- ±18,000 SF institutional-quality facility
- Nearly ±10,000 SF of finished office, conference, training, and break areas
- ±8,356 SF warehouse, gym, and specialty space
- ±10 acres of fenced laydown yard
- Former National Guard Armory designed for long-term durability
- Previously utilized as a trucking company headquarters, logistics office, repair facility, and fleet staging yard
- Flexible floor plan adaptable to a wide variety of commercial or industrial users

HIGHLIGHTS AT A GLANCE



±18,000 SF Facility



±13.2 Acres



±10 Acres Fenced Yard



Regional Highway Access

LOCATION

- ±50 miles from Charlotte, providing access to one of the Southeast's largest industrial markets
- Located in Chesterfield County, a business-friendly community with industrial incentives available for qualifying companies
- Access to CSX rail and South Carolina's inland port network enhances regional distribution opportunities
- Positioned in a growing manufacturing and industrial corridor



John D. Gray, Jr.
+1 864 414 1440
jgray@naimember.com

Gabe Blevins
+1 828 400 2455
gblevins@naimember.com

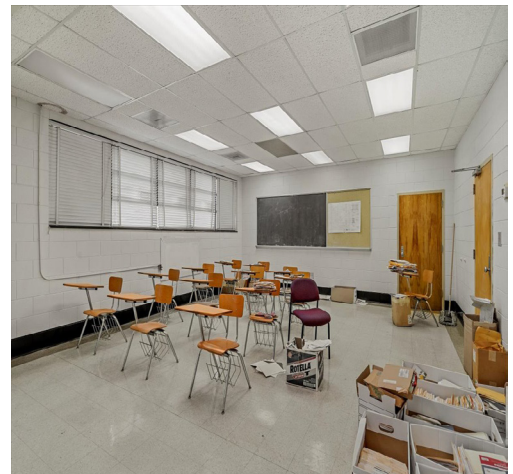
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NAI Earle Furman
101 E Washington St
Greenville, SC 29601
www.naiearlefurman.com

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