

FOR SALE

705 N MAIN ST, BELTON, SOUTH CAROLINA



2.86 ACRES WITH A 13,200 SF INDUSTRIAL BUILDING

PROPERTY DESCRIPTION

2.86 acres with a 13,200 SF Industrial Building for sale. The building has approximately 4,000SF of Office with 9,200SF of Warehouse space; approximately 310 feet of road frontage and a rear lot with ~1 acre of gated/fenced storage behind the building. The property is located on Main St (Hwy 20) which is the main corridor from I-85 and Greenville, SC into the City of Belton, SC; Belton is approximately 10 miles East of Anderson, SC and 25 miles South of Greenville SC. The property is located within the city limits of Belton and Utilities to the property are provided by the City of Belton. CALL BROKER FOR PRICING.



**STB LAND
COMPANY**

COMMERCIAL REAL ESTATE

Taylor Seeloff, President | 478-494-1828 | tseeloff@stbland.com

THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS.

PROPERTY OVERVIEW

Lot Details

- 2.86 Acres
- Back lot gated and fenced; Approximately 1+ acres
- 20ft x 100ft Equipment Shed on slab
- Parking 27 + 1 HDCP
- City water and city sewer

Warehouse Details

- 12ft Clear between beams
- 3 Drive ins
- 1 Dock high
- 10ft x 10ft doors
- 1 Warehouse Office

Building Details

- 13,200 SF
- Approximately 4,000SF Office + 9,200SF Warehouse
- Main lobby
- 7 offices
- Kitchen
- 3 bathrooms
- Lobby and offices have HVAC
- Security Camera System (15) interior and exterior



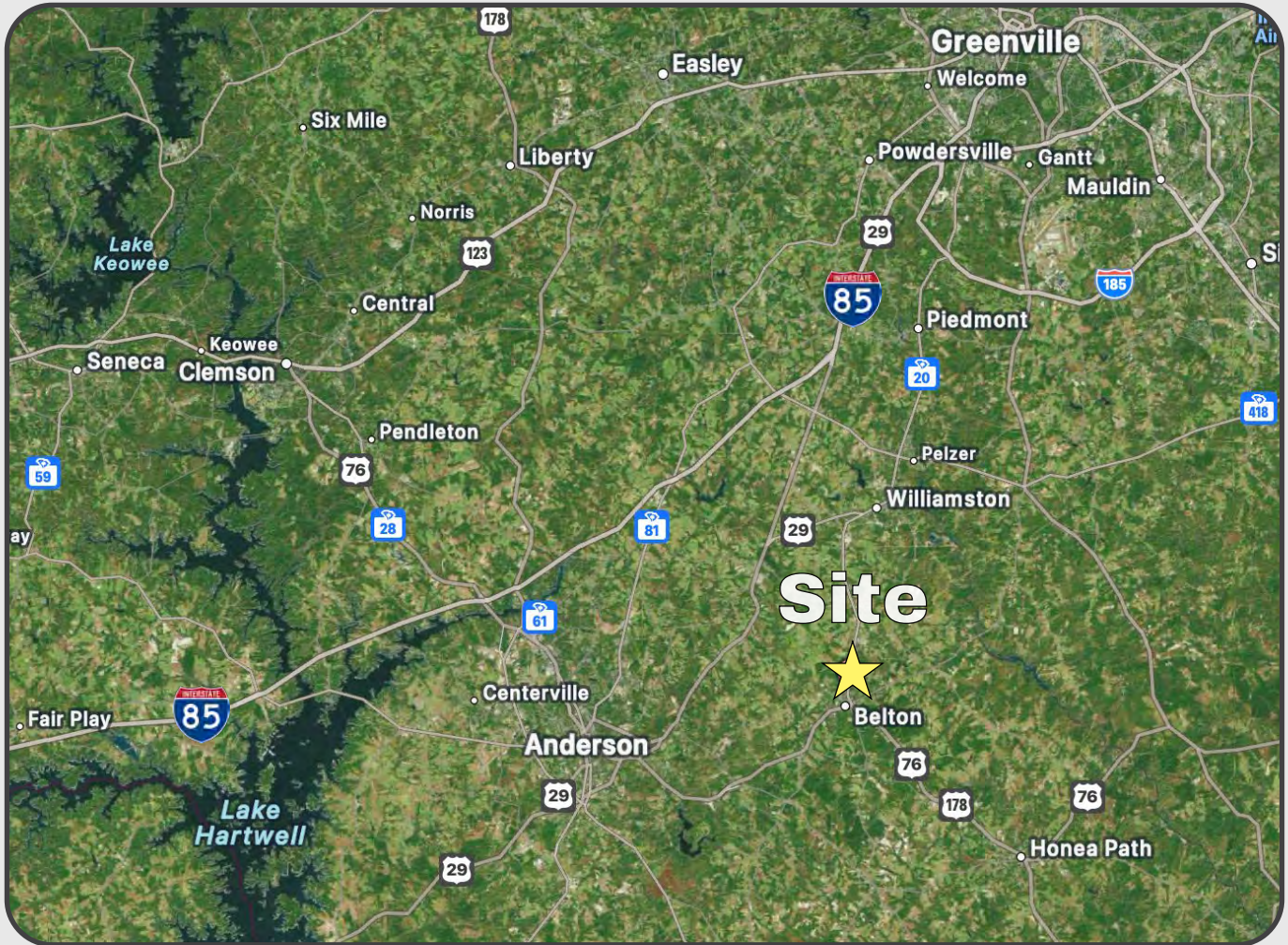
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MAP OVERVIEW



 [CLICK TO VIEW SITE ON MAP](#)

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	2,177	8,898	16,446
HOUSEHOLDS	914	3,678	6,637
AVERAGE HH INCOME	\$87,983	\$84,310	\$80,639



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