

FOR SALE

INDUSTRIAL WAREHOUSE

4949 Lancaster Highway Richburg, SC 29729



**COLDWELL BANKER
COMMERCIAL**
REALTY

Frank Gyorody

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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SALE

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY DESCRIPTION

Industrial property offering approximately 13,100 SF under roof on 9.20 acres. Built in 2014, the facility features a 9,600 SF main building (80' x 120' x 16') and an additional 3,500 SF covered shed (70' x 50' x 16').

Designed for heavy equipment operations, the building includes 8-inch reinforced concrete flooring, three 15' x 15' insulated roll-up doors, three steel personnel doors, and 3-phase power. The office area spans approximately 80 feet, includes a mezzanine, and offers three restrooms.

The property is fully fenced with a 6-foot chain-link security fence enclosing approximately 1 acre of the improved area.

The yard features gravel with fiber underlayment and approximately 1,000 feet of road frontage. Additional amenities include county water, underground utilities, LED lighting throughout the shop, and a security system with 18 cameras.

OFFERING SUMMARY

Sale Price:	\$1,599,999
Lot Size:	9.2 Acres
Building Size:	9,600 SF
Zoning:	Light Industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	63	767	1,796
Total Population	174	2,204	4,997
Average HH Income	\$78,057	\$72,240	\$73,696

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INDUSTRIAL WAREHOUSE

4949 Lancaster Highway Richburg, SC 29729



LOCATION DESCRIPTION

Discover the potential of Richburg, SC, a prime location for industrial and manufacturing investors. Situated conveniently near major roadways, the area offers easy access to both regional and national transportation routes. Richburg's strategic position makes it an ideal hub for businesses seeking efficient supply chain management. Additionally, the area is in proximity to key points of interest such as the Richburg Industrial Park, attracting businesses for its infrastructure and resources. With a strong focus on industrial and manufacturing development, Richburg presents a compelling opportunity for investors aiming to capitalize on a dynamic and growing market.

POWER DESCRIPTION

3-phase power

GAS DESCRIPTION

Natural

WATER

County

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PROPERTY HIGHLIGHTS

- Strategic location in Richburg
- High ceiling height
- Fully fenced with a 6 foot chain link
- Energy-efficient features
- Fiber underlayment
- Heavy power capacity
- Quality construction
- Security features
- Natural light throughout
- Expansion potential

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MORE PICTURES

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ARIAL VIEW

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	174	2,204	4,997
Average Age	41.3	36.1	37.9
Average Age (Male)	35.9	27.3	31
Average Age (Female)	43.9	40.7	41.4

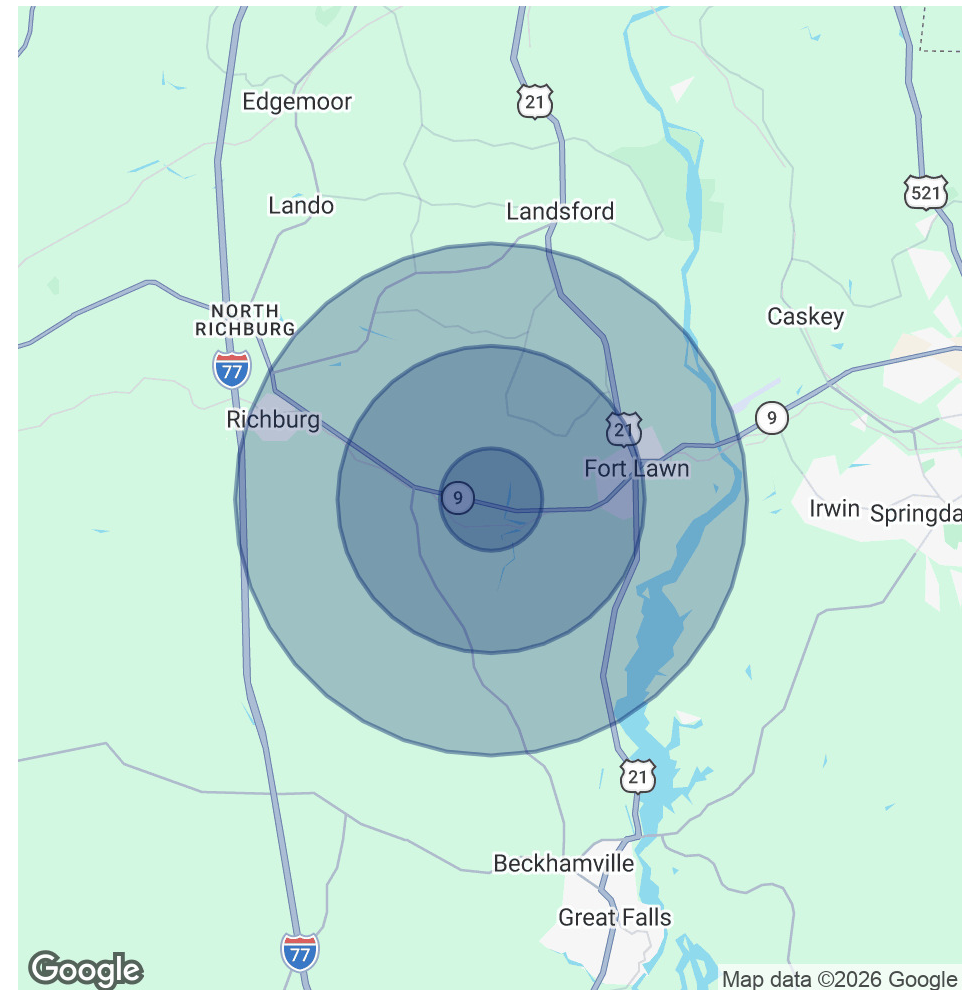
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	63	767	1,796
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$78,057	\$72,240	\$73,696
Average House Value	\$176,555	\$160,038	\$174,626

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	/day		

2023 American Community Survey (ACS)

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