



30,000 +/- WAREHOUSE IN NORTH AUGUSTA

1589 Edgefield Road | North Augusta, SC 29860



JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

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This warehouse sits on Edgefield Road between Exit 5 (I-20) and Trenton, SC in Edgefield County.

This is a heavily traveled corridor with a daily traffic count of 11,800. The property is located just 3.6 miles from I-20.

1589 Edgefield Road offers a 30,715 SF warehouse for sale. It includes 2,500 SF of office and 2.09 AC. The property is zoned GC (General Commercial) and is located in the Highway 25 corridor overlay district. The clear ceiling height is 17' and there is ample laydown yard and truck turn-around in the back.

- 30,715 SF warehouse including 2,500 SF of office space
- 2.09 AC
- Ceiling height 17' (clear heights: 12'-3"x14' & 15'-3"x15'-9")
- Overhead door, 16'x12'
- Dock high door, 22'x15'-10"
- Electric: Aiken Electric Cooperative (480V, 3 phase power on-site)
- Laydown yard/truck turn-around

**30,715 SF ON 2.09 AC
ZONED GENERAL
COMMERCIAL**

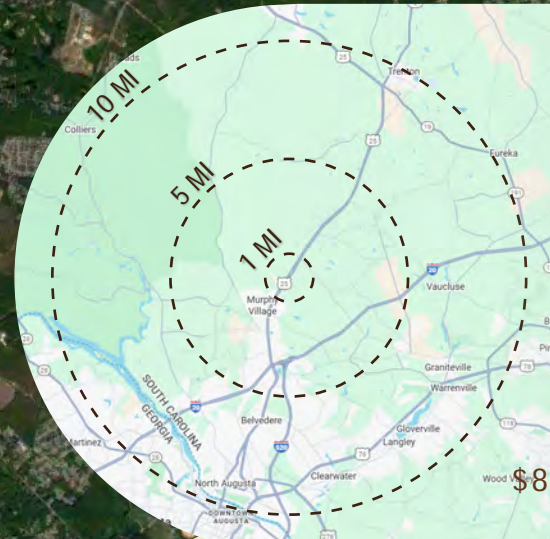


SITE

**BRIDGESTONE
Firestone**

**FOX CREEK
HIGH SCHOOL**

sprint



1 MI 5 MI 10 MI

TOTAL POPULATION
1,030 19,083 133,715

TOTAL HOUSEHOLDS
401 7,464 54,785

AVERAGE INCOME/HOUSEHOLD
\$82,795 \$95,900 \$100,042

EDGEFIELD COUNTY STATISTICS



**Region
Population:**
27,679



**Annual
Growth Rate:**
2%



**Average
Commute:**
26 mins



**Medium
Income:**
\$66,878



**Unemployment
Rate:**
3.4%

Healthcare:

Edgefield County Hospital (212 employees)

Education:

Edgefield County School District (540 employees)

Major Industry:

- Titan Farms (58 employees and 900 seasonal employees)
- Costa Farms (28 employees and 900 seasonal employees)
- Generac (440 employees)
- Trantech Radiator (98 employees)
- Milliken & Company (225 employees)
- US Fibers (270 employees)
- Southern Felt (140 employees)

