



For Sale

±8,250 SF Flex / Warehouse Investment Sale in St. George

5450 Memorial Boulevard, Saint George, SC 29477

Jon-Michael Brock, CCIM, SIOR
Executive Vice President
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore
Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey
Associate
+1 843 709 2535
dillon.claffey@colliers.com

Colliers

Accelerating success.



Property Overview

A $\pm 8,250$ -square-foot flex/warehouse building with $\pm 9,800$ SF of covered carport space on ± 4.02 acres across three commercial parcels. The property offers ± 470 feet of highly visible frontage along US-78, is located two miles from I-95, and provides convenient access to Charleston and Columbia. Located within a designated Opportunity Zone.

Property Specs

Address	5450 Memorial Blvd, St. George, SC 29477
List price	\$1,900,000 (\$230 PSF)
Cap rate	7.74%
Building area	$\pm 8,250$ SF
Covered carport	$\pm 9,800$ SF
Zoning	LC - Limited Commercial
Year Built	1960
Total site	± 4.02 Acres (3 parcels)
Frontage	$\pm 470'$ on US-78
Opportunity zone	Yes
Utilities	Municipal water and sewer

Property Breakdown

Site Breakdown

Parcel 1	045-15-03-003	±1.92 Acres
Parcel 2	045-15-03-014	±1.05 Acres
Parcel 3	045-15-03-004	±1.05 Acres

Main Warehouse | ±5,397 SF

- ±1,845-SF display room with one 8' x 8' garage door
- ±2,052-SF warehouse with two 8' x 8' garage doors
- ±1,500-SF upstairs office and storage area with it's own restroom
- Ceiling Height: 30.8'
- Clear Height: 25'
- Eave Height: 19'

Small Warehouse | ±2,700 SF

- 14' Clear Height
- Three-bay garage with 10' x 10' doors plus an additional mezzanine

Covered Storage

- ±8,000 SF and ±1,800 SF
- Two open carports with concrete floors

Laydown Yard

Large open yard area for outdoor truck, trailer and equipment parking.
Grade-level loading throughout

Main Warehouse



Small Warehouse



Covered Storage



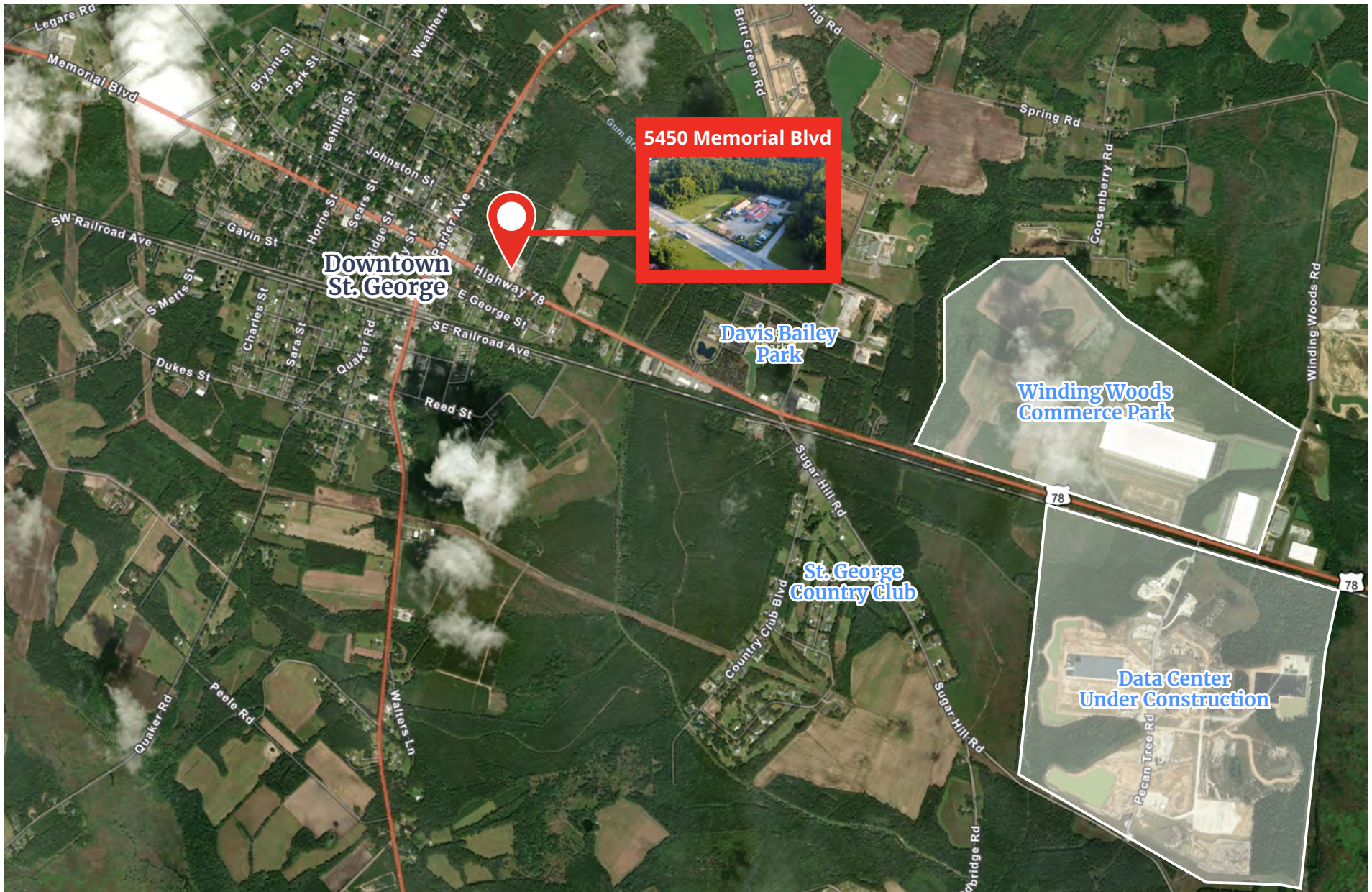
Property Photos



Aerial Overview



Location Overview



Access & Connectivity



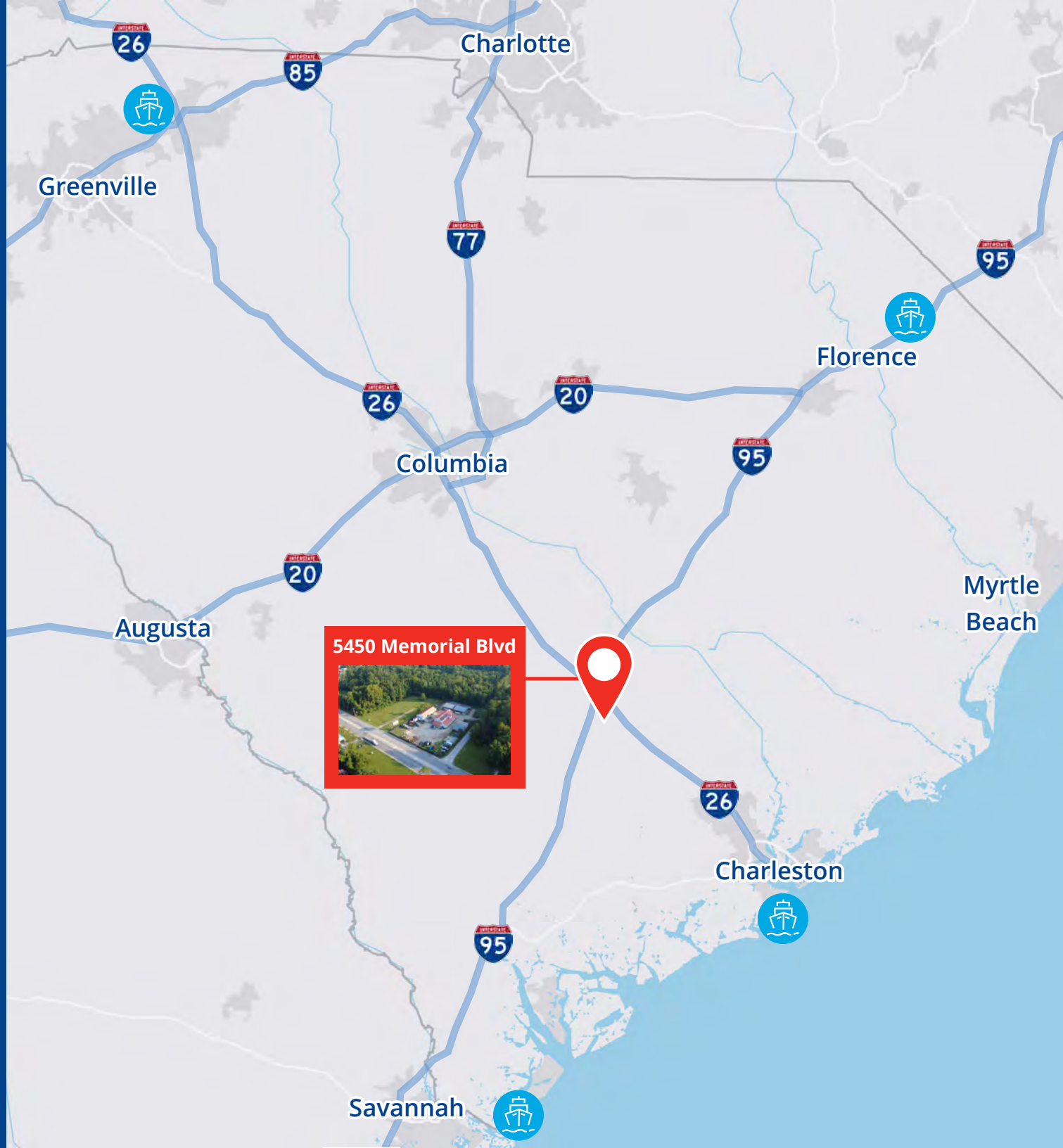
Port Terminal



Major Highway

Key Distances

I-26	±11 miles
I-95	±2 miles
I-20	±74 miles
I-77	±65 miles
I-85	±166 miles
Columbia, SC	±76 miles
Charleston, SC	±54 miles
Savannah, GA	±93 miles
Charlotte, NC	±168 miles
Inland Port Greer	±167 miles
Inland Port Dillon	±120 miles
Port of Charleston	±54 miles
Port of Savannah	±93 miles



Investment Opportunity | Offering Memorandum

5450 Memorial Boulevard

Saint George, SC 29477

Jon-Michael Brock, CCIM, SIOR
Executive Vice President
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore
Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey
Associate
+1 843 709 2535
dillon.claffey@colliers.com



Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.