



# 4102 HWY 29 BUILDING 1

4102 U.S. 29, Belton, SC 29627

**MAX KINSER**

Vice President

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#### PROPERTY HIGHLIGHTS

- 400 amps 208 V 3 phase
- 11,260 sq ft total, 7,500 sq ft warehouse (heated), 3,760 sq ft of office and assembly space (heated and cooled)
- fresh paint, new lights, new HVAC
- Jet 3 ton gantry crane
- two 12x12 ft roll up doors
- two 8x10 roll up doors
- loading dock access
- some laydown available
- 6 large private offices, large bullpen area, large conference room, reception area

#### PROPERTY DESCRIPTION

4102 Hwy 29 North is a fantastic location for a myriad of different businesses. Most recently, this property was a manufacturing location for a trailer company (TrailerLogic), but it's well laid out for a variety of end users. Available at \$5.50/sq ft NNN.

#### OFFERING SUMMARY

Lease Rate:	<b>\$5.50/ SF (NNN)</b>
Available SF:	<b>11,250 SF</b>



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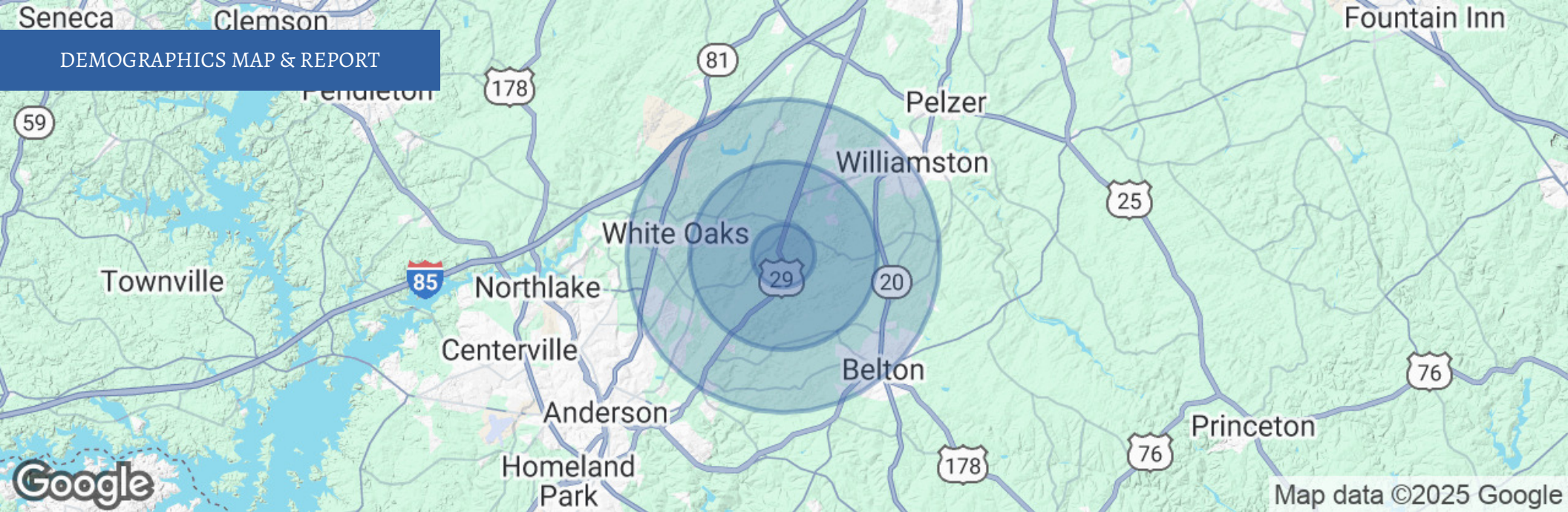
ADDITIONAL PHOTOS



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	615	5,969	28,794
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	232	2,182	10,989
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$62,389	\$89,830	\$90,855
Average House Value	\$203,276	\$309,279	\$282,138

Demographics data derived from AlphaMap



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