

## FLEX BUILDING FOR SALE

3037 Geer Hwy, Marietta, SC 29661



**+/-2,235 SF**

~~\$295,000~~ \$275,000

### Corner Lot with +/-0.18 Acres

- +/- 1,187 SF of Heated & Cooled Office, Showroom, Restroom, & Storage
- +/- 1,048 SF of Shop/Warehouse (No HVAC)
- Two 8 ft. x 8 ft. Grade Level Roll-Up Doors
- +/-5,400 Cars Per Day (2023 Placer.ai)
- Conveniently Located in Growing Community

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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