

FOR SALE / FOR LEASE



14301 CR KOON HIGHWAY
NEWBERRY, SC



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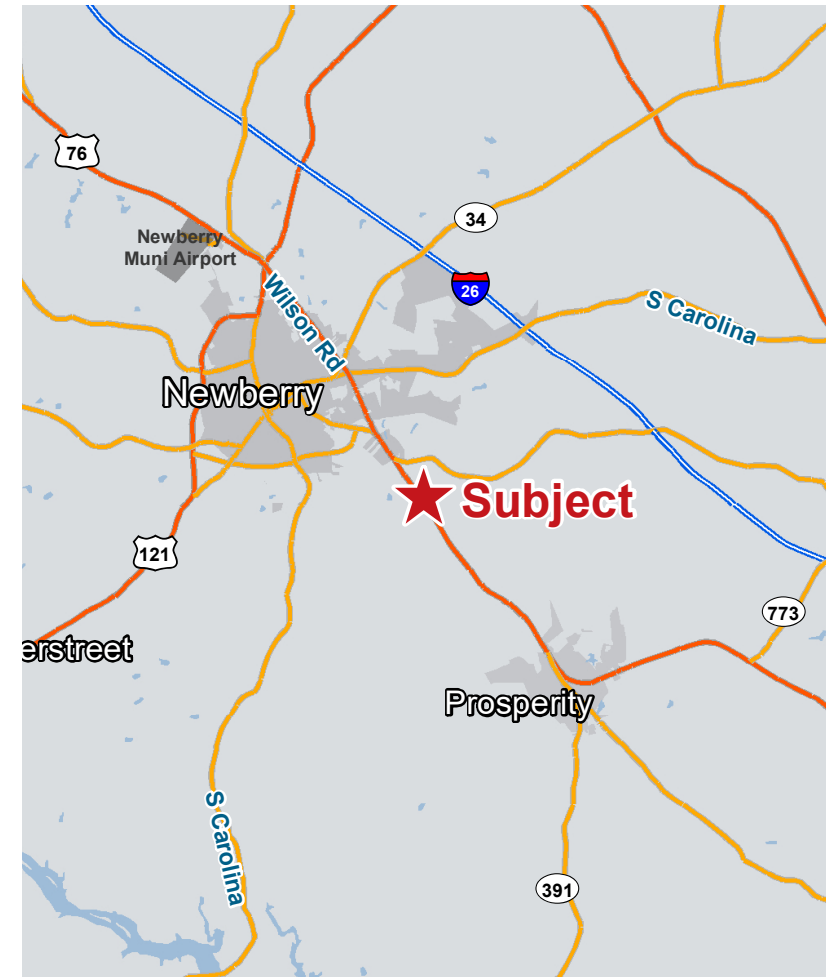
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PROPERTY Features

14301 CR Koon Highway

- 14,288± SF (10,000± SF warehouse)
- Newberry County
- 6.18± acres
- Five (5) offices
- One breakroom, lobby, IT room and 3 restrooms (2 in the office area & one in the warehouse)
- Secured fenced in area in rear
- One (1) loading dock & 1 roll-up door
- 3-phase power
- Gravel parking lot
- Built in 2000
- 2023 taxes \$7,536.65, insurance \$2,100.00
- For Sale: \$875,000
- For Lease: \$7.00/SF, NNN



PROPERTY Features

14301 CR Koon Highway



POINTS OF INTEREST Aerial

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