

## Executive Summary



### OFFERING SUMMARY

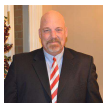
Sale Price:	\$699,000
Building Size:	13,000 SF
Available SF:	13,000 SF
Lot Size:	3.75 Acres
Price / SF:	\$53.77
Year Built:	1963
Zoning:	ID

### PROPERTY OVERVIEW

Spanning 13,000 SF on 3.75 acres, it offers unparalleled versatility and convenience. Complete with a conference room, kitchenette, private offices and expansive area perfect for cubicles. Plus, front two portions of the warehouse conditioned with the back warehouse only heated, you can seamlessly transition between office and warehouse operations. Equipped with three half-ton cranes and sprinkler systems, efficiency and safety are guaranteed. Don't miss out on this prime opportunity to elevate your business to new heights! Owner financing is available.

### PROPERTY HIGHLIGHTS

- 13,000 SF Office/Warehouse
- Front two portions of warehouse conditioned with back warehouse heated
- Three half-ton cranes
- 3.75 acres
- 2 loading docks
- Ceiling height in warehouse 12-22ft
- 220/3 phase, three 600 amp, One 800 amp



**DAVID BROCK**

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# 13,000 SF OFFICE/WAREHOUSE

712 Wilson St Chester, SC 29706

INDUSTRIAL PROPERTY  
FOR SALE

## Building Photos



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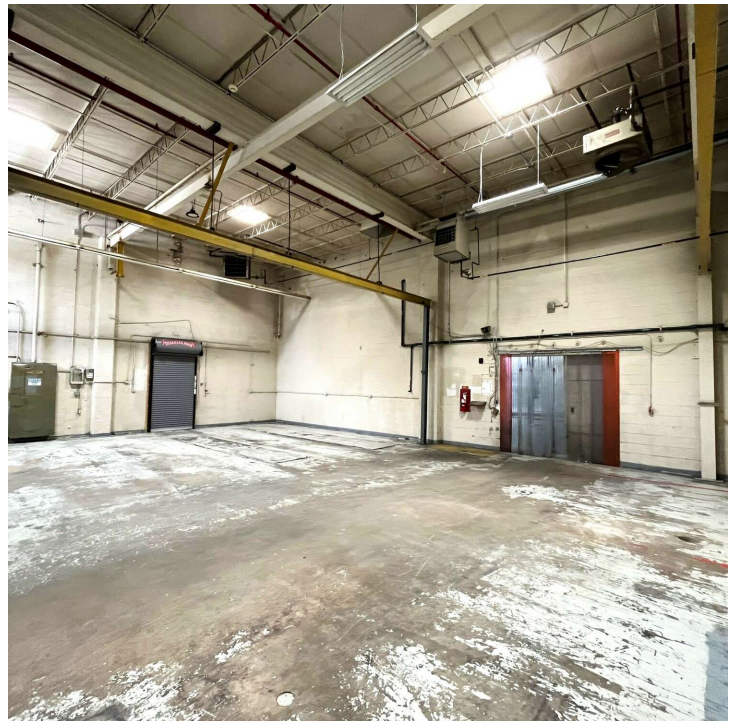
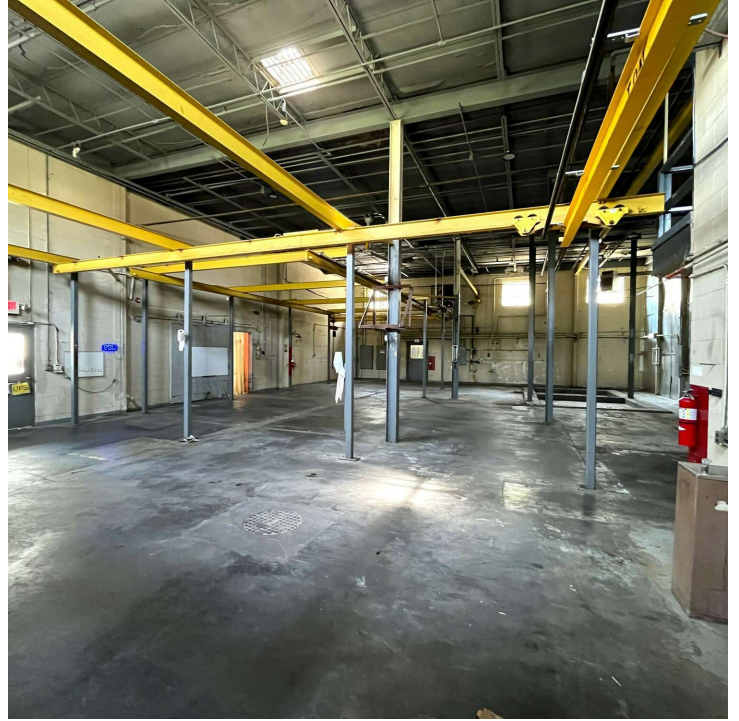


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## Warehouse Photos



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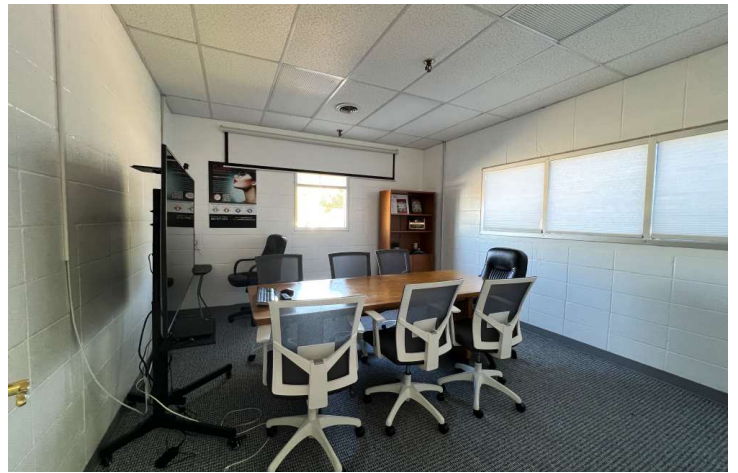
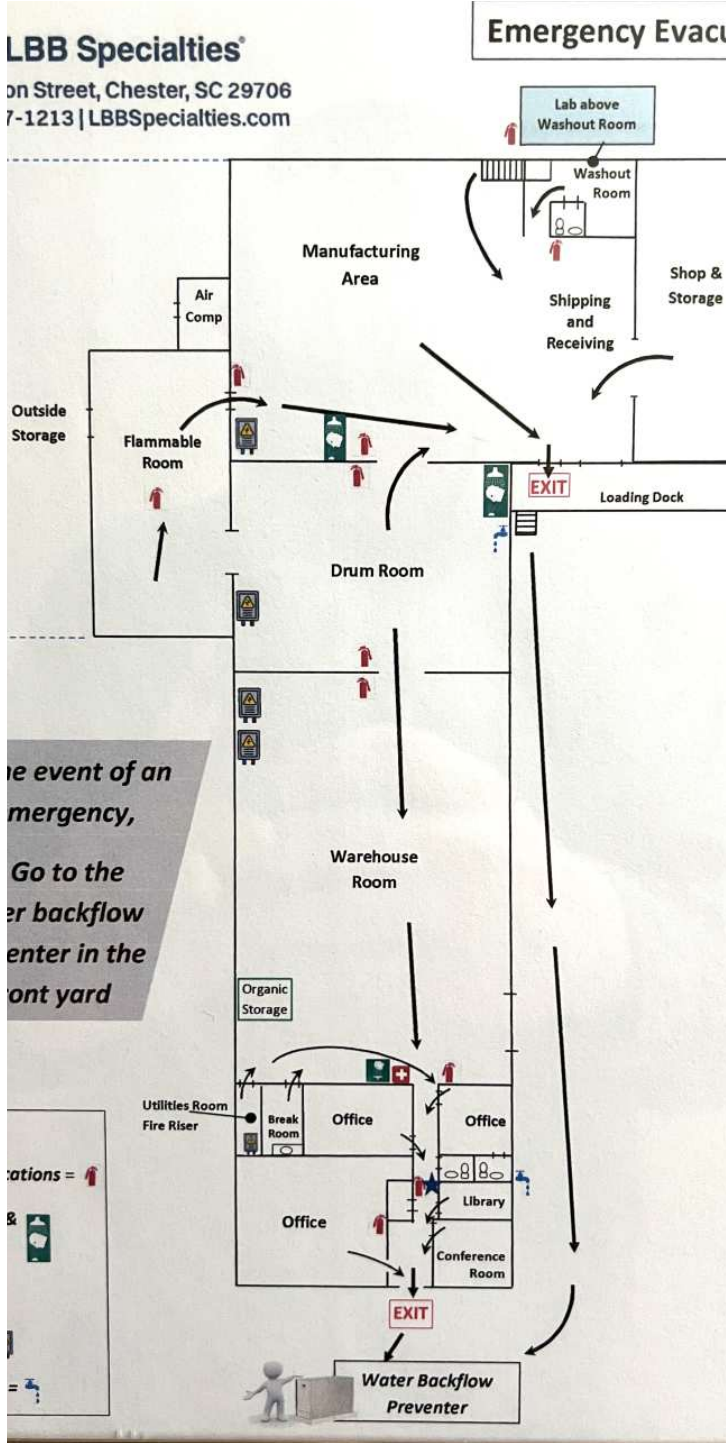


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## Floor Plan/Office Photos



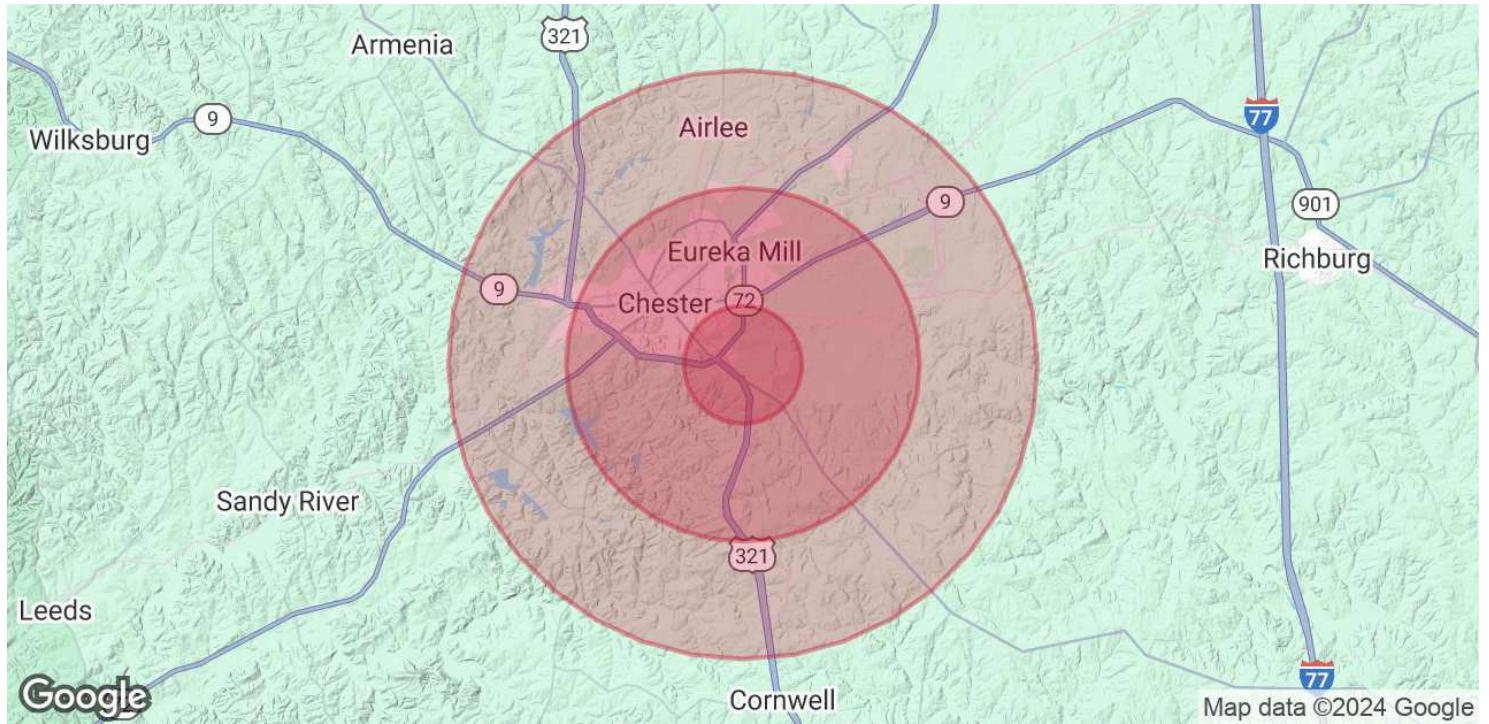
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# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,073	8,480	11,406
Average Age	39.8	37.4	38.1
Average Age (Male)	36.0	37.6	38.2
Average Age (Female)	42.5	37.7	38.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	497	4,052	5,318
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$37,152	\$37,825	\$40,949
Average House Value	\$187,159	\$100,973	\$106,841

2020 American Community Survey (ACS)



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# Retailer Map

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