

FOR LEASE

# 7200+/- SF OFFICE/WAREHOUSE

1045 Gates Rd  
Irmo, SC 29063



**DAVID BROCK**

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$897,000
Lease Rate:	\$14.40 SF/yr (MG)
Building Size:	7,200 SF
Available SF:	7,200 SF
Lot Size:	1.36 Acres
Year Built:	2015
Zoning:	GC
Traffic Count:	25,600

### PROPERTY OVERVIEW

Discover the perfect blend of functionality and convenience with this 7,200 SF facility, ideally located just minutes from I-26. The property features a spacious 4,800 SF warehouse, fully insulated and climate-controlled, ensuring optimal conditions for your operations. With a 22-ft ceiling height and a mezzanine level, this warehouse offers ample vertical space, including a 16-ft remote-operated rollup door for seamless access. The 2,400 SF open-concept office space is designed for modern business needs, featuring luxury vinyl plank (LVP) flooring, two ADA-compliant bathrooms, and a kitchenette for your team's comfort. Situated on 1.36 acres, this property offers flexibility with the option to use a forklift and air compressor. This is an ideal space for businesses looking to expand or optimize their operations in a strategic location.

### PROPERTY HIGHLIGHTS

- 7,200 SF facility with 4,800 SF warehouse and 2,400 SF office space
- Warehouse -Insulated, climate-controlled, and equipped with a 22-ft ceiling height
- Mezzanine and 16-ft remote-operated rollup door for easy loading/unloading
- Open-concept design with LVP flooring, 2 ADA bathrooms, and kitchenette
- Minutes from I-26 on a 1.36-acre lot
- Option to use forklift and air compressor on-site



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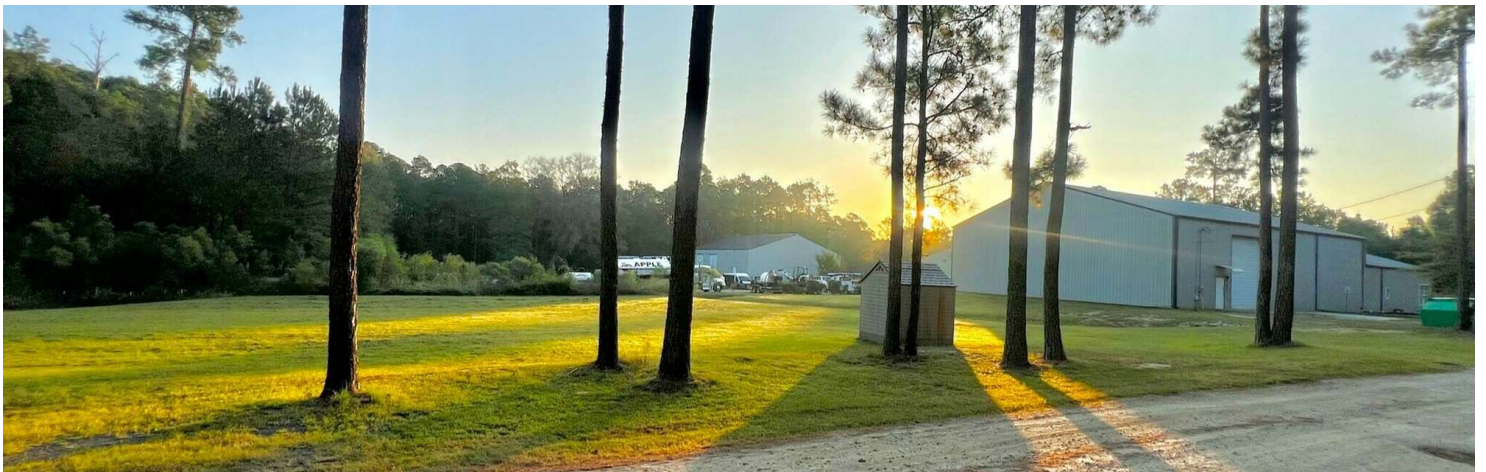


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# Building Photos



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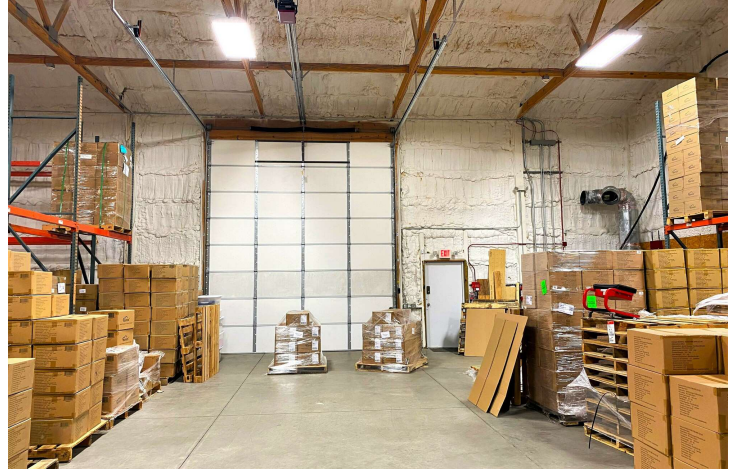
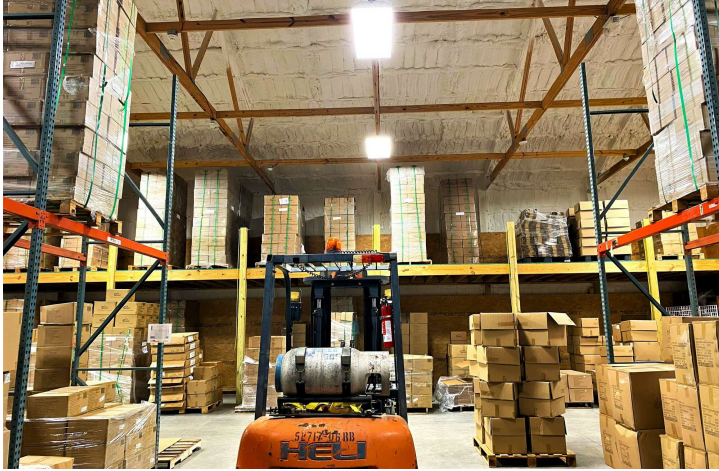


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## Warehouse Photos



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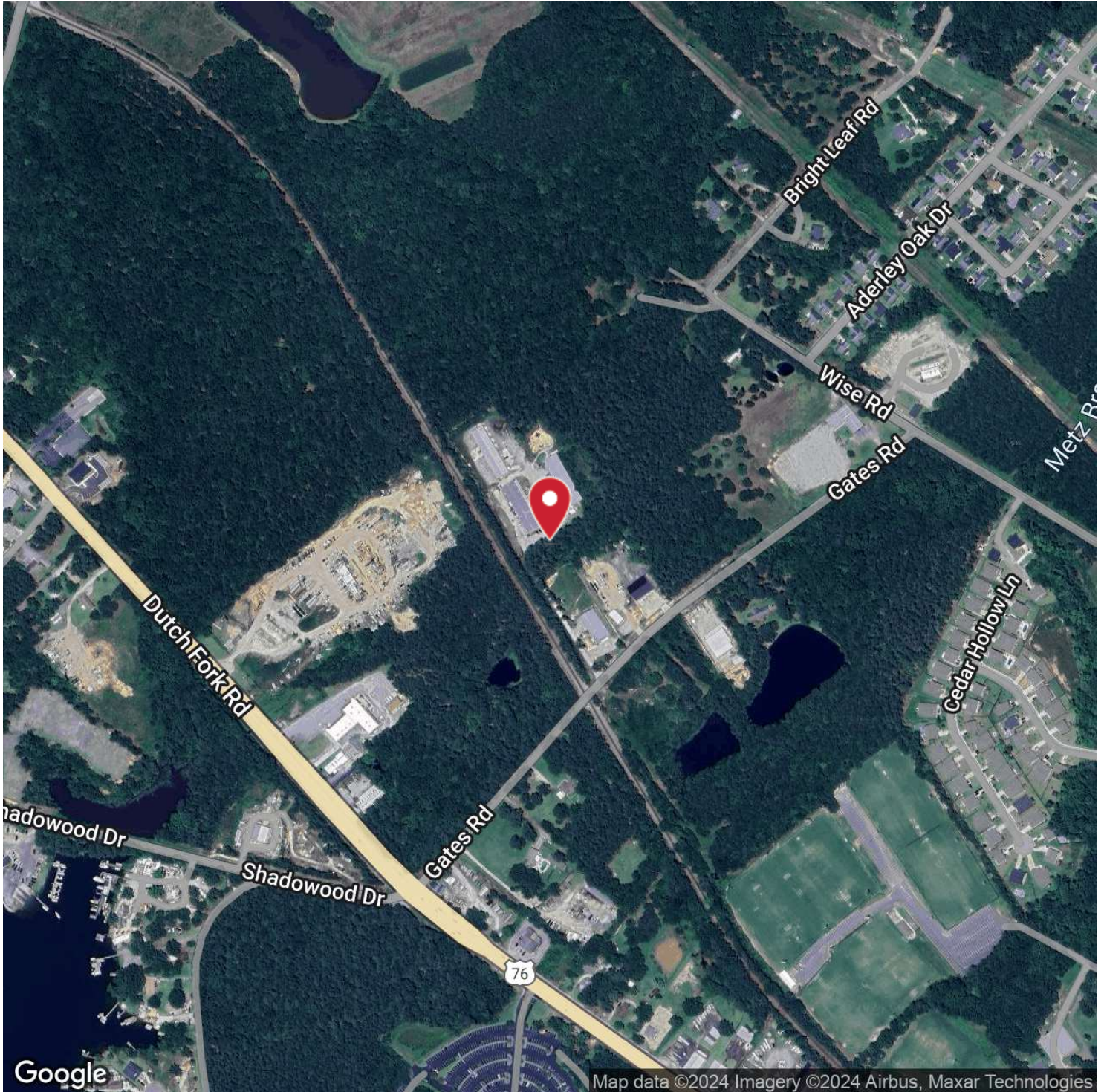


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# Location Map



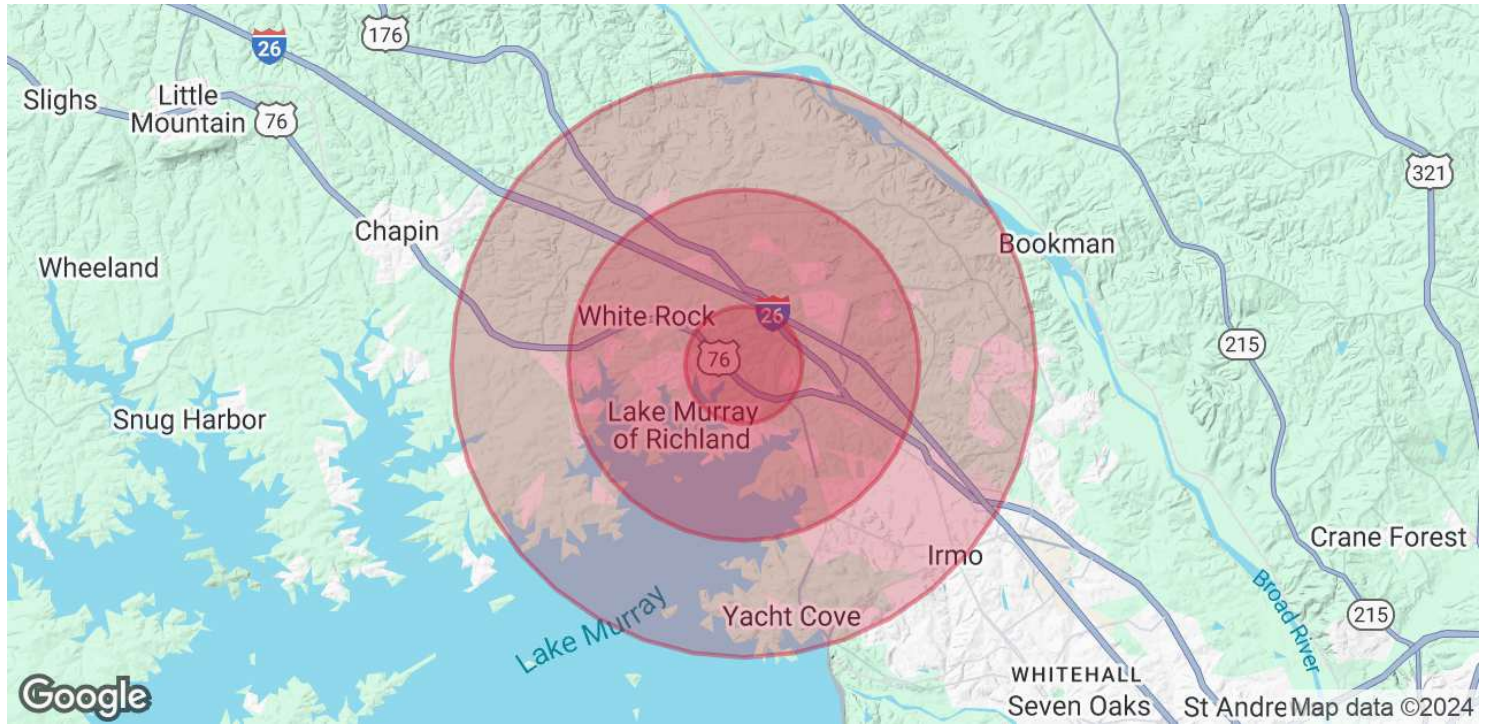
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# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,963	23,145	50,625
Average Age	39.8	37.3	41.0
Average Age (Male)	38.2	35.7	39.4
Average Age (Female)	39.6	37.6	41.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	728	7,795	18,794
# of Persons per HH	2.7	3.0	2.7
Average HH Income	\$119,575	\$119,634	\$109,933
Average House Value	\$326,042	\$286,891	\$277,898

2020 American Community Survey (ACS)



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