

5244

FESTIVAL TRAIL RD
SALLEY, SC 29137



**FOR
SALE &
LEASE**

- WAREHOUSE OWNER/USER OR INVESTOR
- 64,780 SF TOTAL - INDUSTRIAL BUILDING
- 35,000 SF AVAILABLE FOR LEASE
- NEW TPO ROOF AND LED LIGHTING

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

ADDRESS

5244 Festival Trail Road,
Salley, SC 29137

LEASE RATE

\$1,500/Mo/AC - Laydown Yard
\$3.95/SF - Warehouse Space
NNN's 2024 - \$.86/FT

SALE PRICE

Call Broker to Discuss

SPACE AVAILABLE FOR LEASE

(+/-) 2 AC - Laydown Yard
Up to 35,000 SF Warehouse

TOTAL PROPERTY SIZE

9 AC - Land
64,780 SF - Building

TMS

293-00-02-013

CLEAR HEIGHT

18-22'

PROPERTY DESCRIPTION:

5244 Festival Trail is currently available for sale or lease. The property is occupied by a global light manufacturer, which has 5-year lease for 30,000 SF of warehouse, office, and restroom space. Tenant has shared access to the drive in door. The front 35,000 SF of the building is available for lease. It features three loading dock doors, one drive-in door, offices, and restrooms. Additionally, there is a laydown yard with an asking rate of \$1500/mo per acre, and a warehouse with an asking rate of \$3.95/SF. NNNs 2024 are \$0.86/FT.

The property is located in Aiken County, approximately an hour away from both Augusta and Columbia.

LANDLORD HAS DONE THE FOLLOWING IMPROVEMENTS:

- *Brand New TPO Roof*
- *Brand New LED Lighting*
- New paint in restroom, office and breakroom
- Ceiling tiles replaced in restroom, office and breakroom

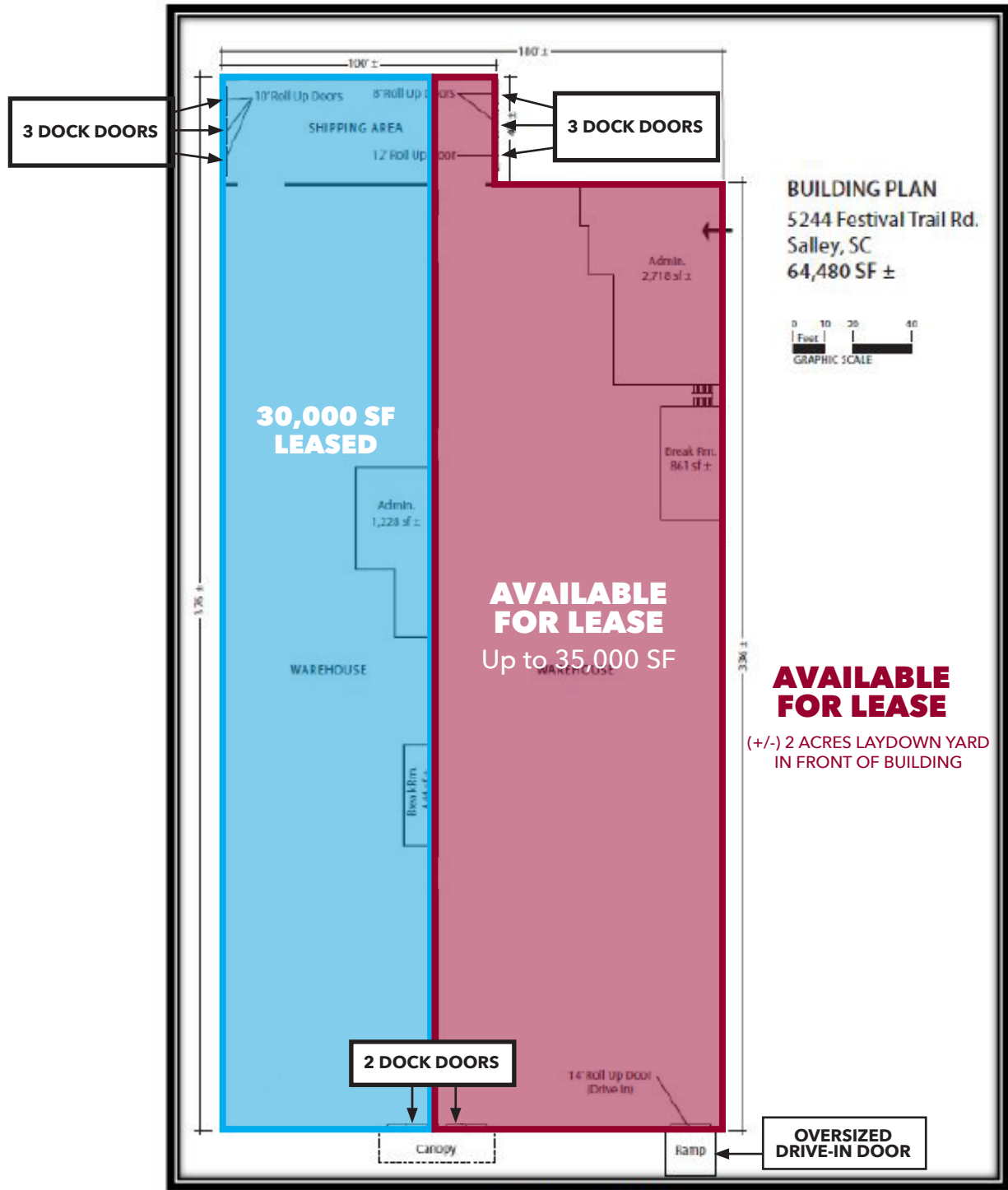
INVESTMENT DEAL TERMS:

- Global Credit Tenant - Light Manufacturing
- 5-year deal, 3% Annual Rent Escalations
- Lease Expiration Date: 10/31/2028
- Term Remaining: 4.8 Years
- NOI: \$94,500
- 30,000 SF Lease



FLOOR PLAN

***8 TOTAL DOCK DOORS**



BUILDING PLAN
5244 Festival Trail Rd.
Salley, SC
64,480 SF ±



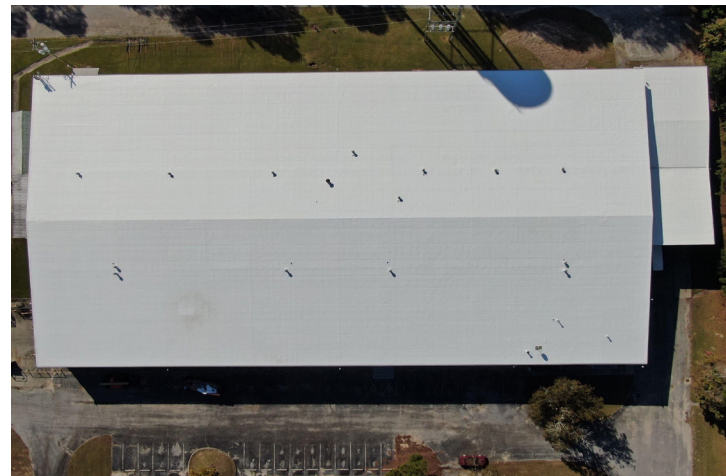
AVAILABLE FOR LEASE
Up to 35,000 SF

AVAILABLE FOR LEASE

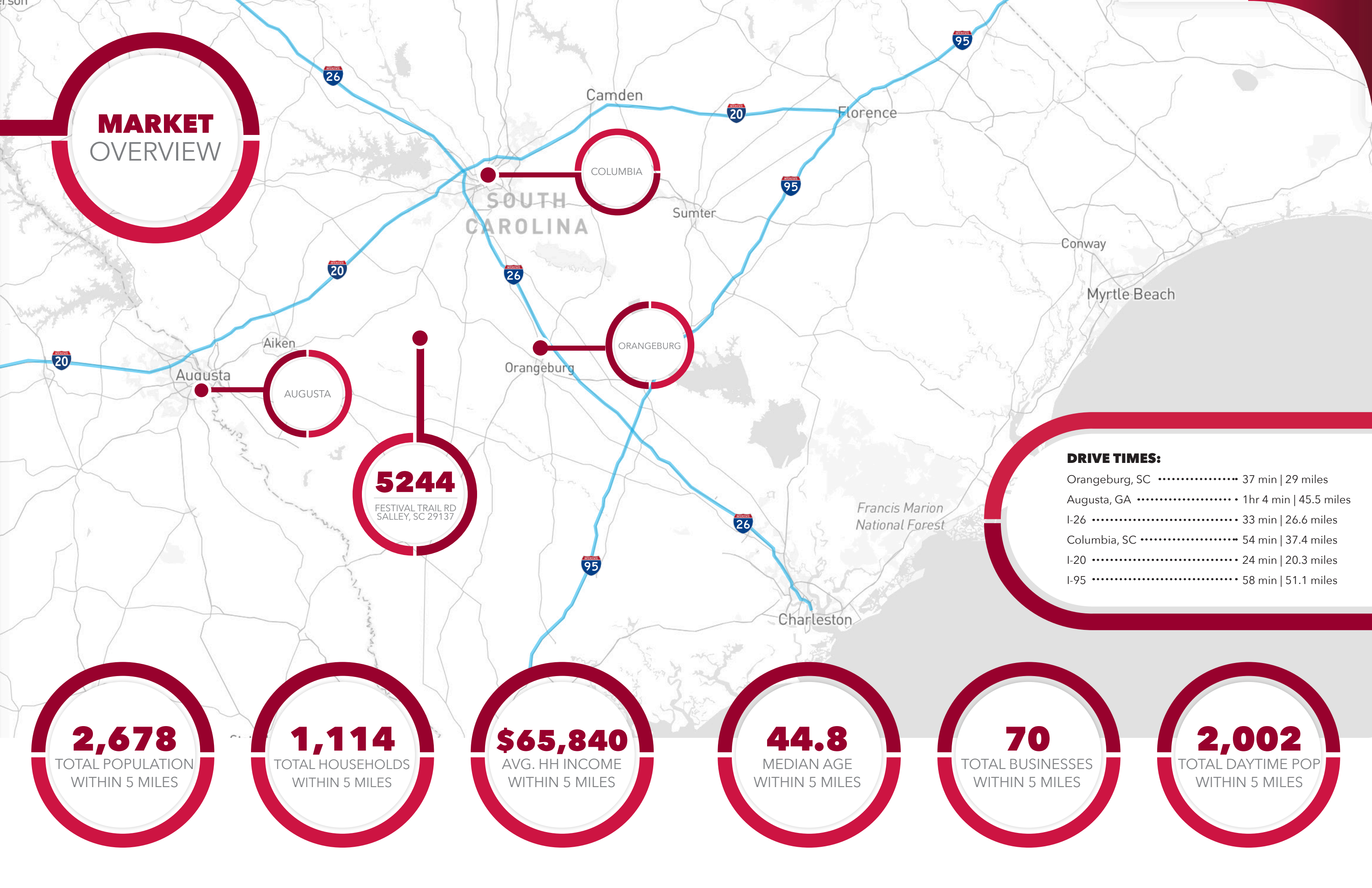
(+/-) 2 ACRES LAYDOWN YARD
IN FRONT OF BUILDING

Building Sketch

PROPERTY PHOTOS



MARKET OVERVIEW



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DRIVE TIMES:

Orangeburg, SC	37 min 29 miles
Augusta, GA	1hr 4 min 45.5 miles
I-26	33 min 26.6 miles
Columbia, SC	54 min 37.4 miles
I-20	24 min 20.3 miles
I-95	58 min 51.1 miles

2,678
TOTAL POPULATION
WITHIN 5 MILES

1,114
TOTAL HOUSEHOLDS
WITHIN 5 MILES

\$65,840
AVG. HH INCOME
WITHIN 5 MILES

44.8
MEDIAN AGE
WITHIN 5 MILES

70
TOTAL BUSINESSES
WITHIN 5 MILES

2,002
TOTAL DAYTIME POP
WITHIN 5 MILES

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