

Wilson Kibler
COMMERCIAL REAL ESTATE



**786 Wilson Rd,
Newberry, SC 29108**



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Property Outline



Property Overview

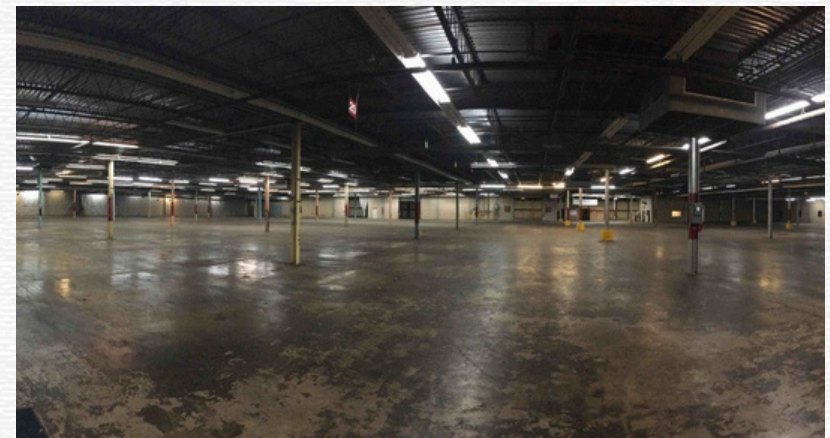
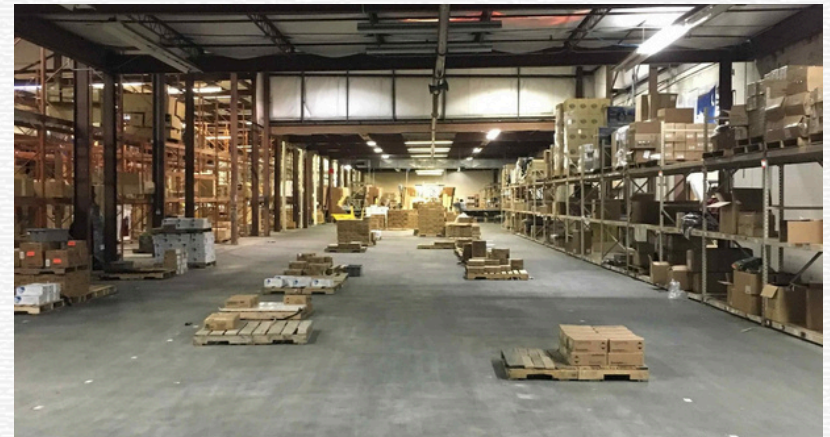


Address

786 Wilson Rd,
Newberry, SC 29108

- Fully Occupied by a Global Manufacturer
- Located south of Main Street and four miles west of Samsung
- Just three miles from I-26 with easy access to I-385
- ±138,500 SF Industrial Property
 - 129,786 SF of Industrial space
 - 8,791 SF of Office space
- Situated on ±17.3 Acres, including ±8 Undeveloped Acres
- New TPO membrane installed on roof spring 2024
- 14' clear below main beams for 60% of warehouse, 23' clear for 10%, and 30' below main beams for remaining 30%
- Column and Bay Spacing: 35' x 40'
- Three (3) Dock-High Doors and Four (4) Drive-in Doors
- 5" reinforced concrete floor slabs
- Fully sprinkled
- All public utilities to site

\$5,600,000



Property Details

138,500

Square Feet

17.3

Acres

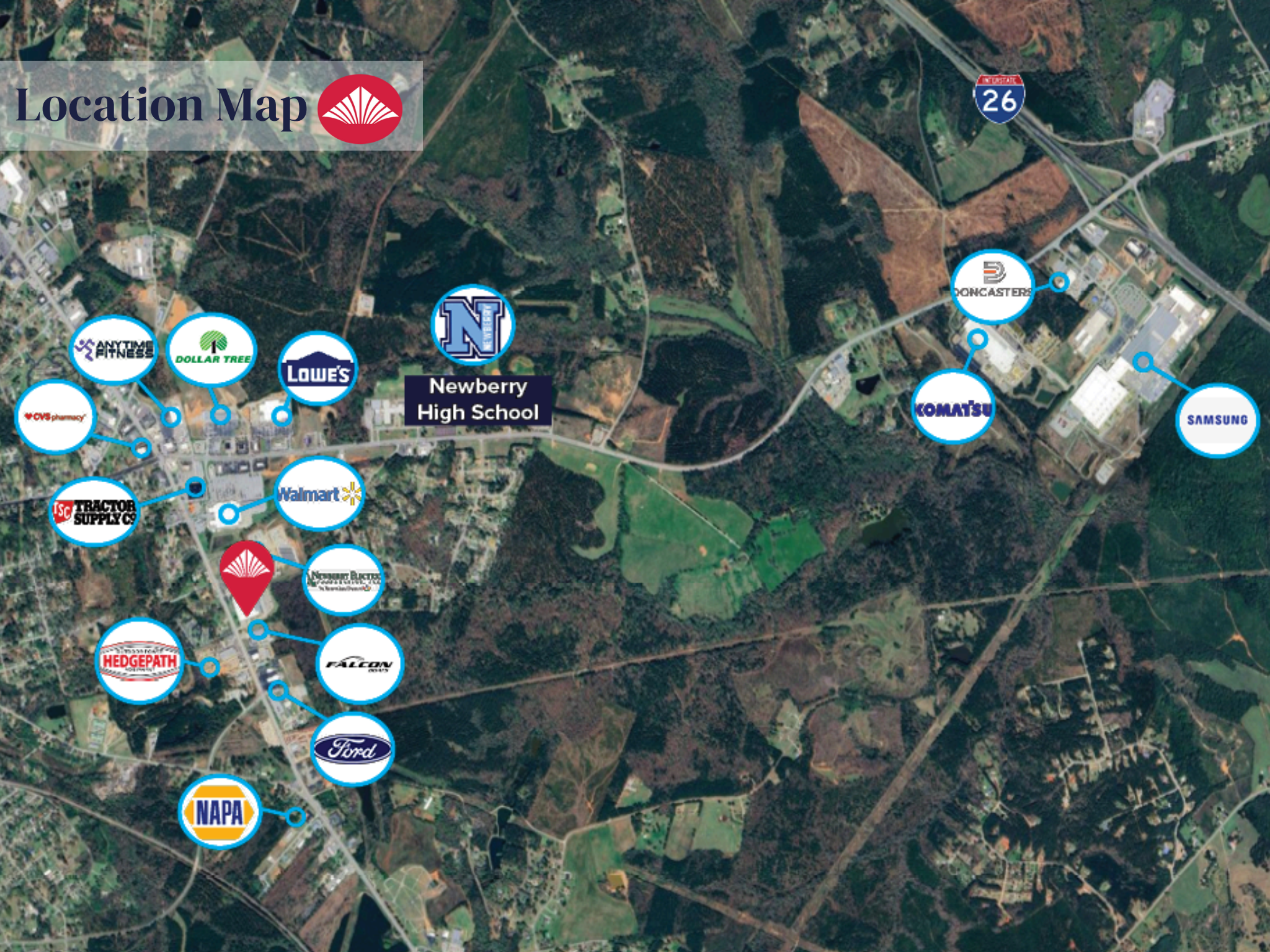
8,791

Office SF

275

Parking Spaces

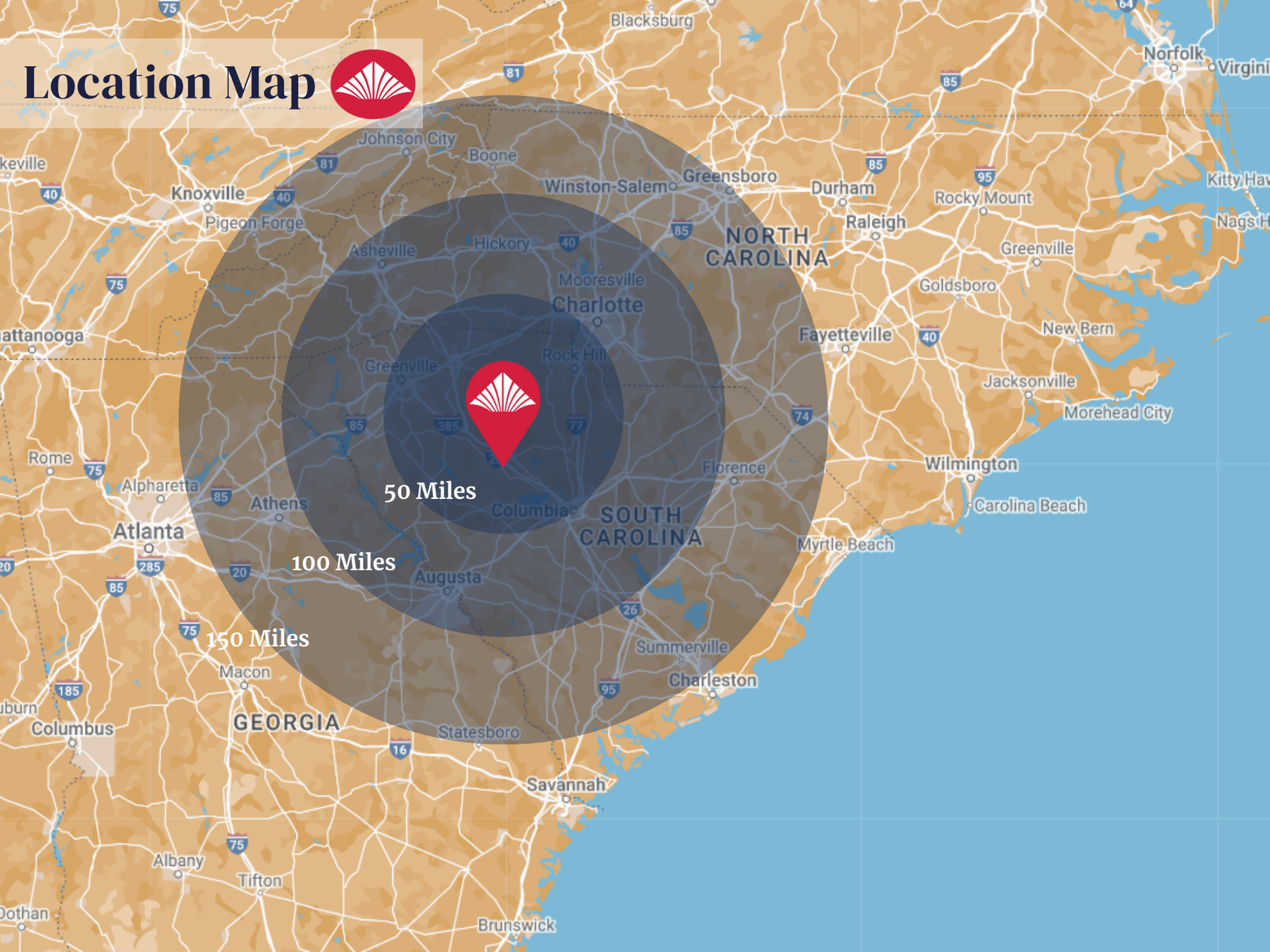
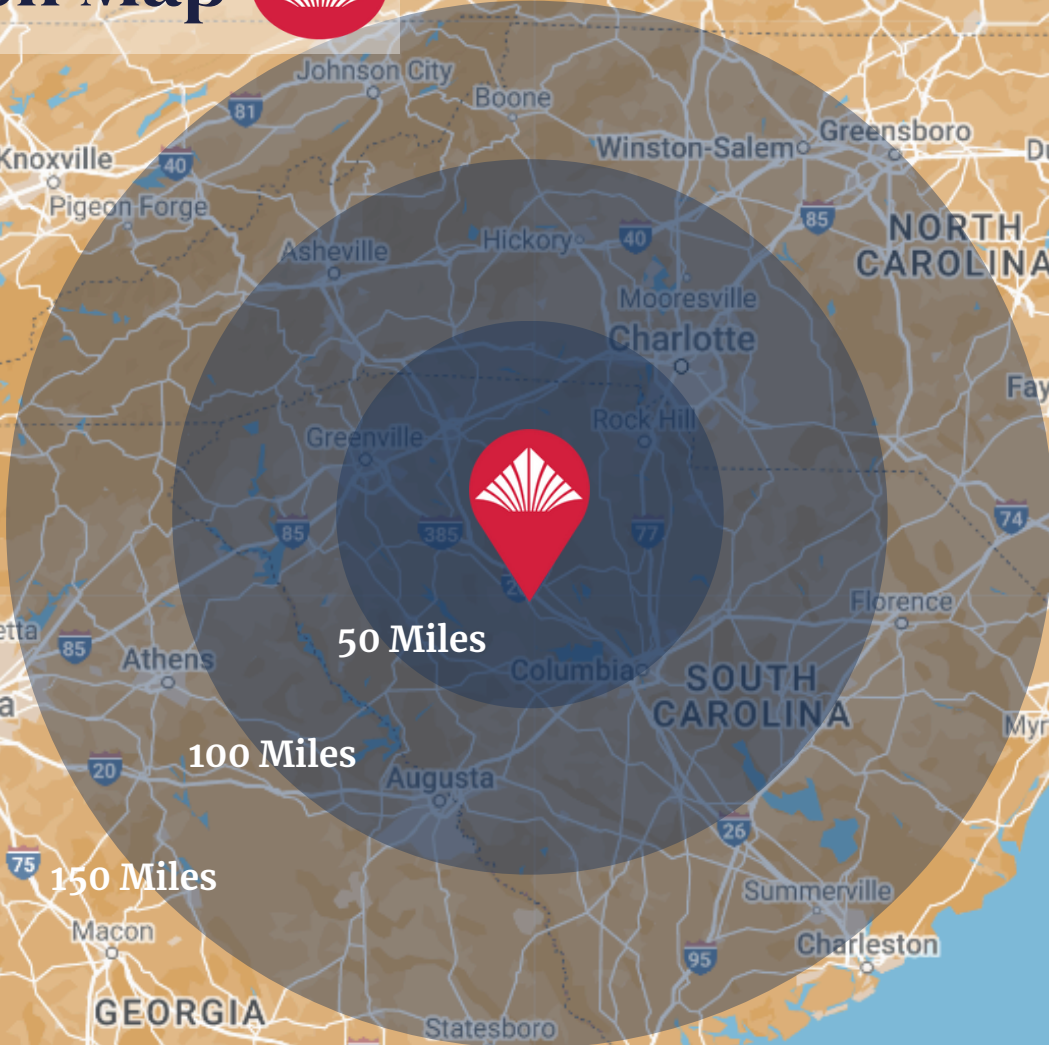
Location Map



Newberry High School









Location Map



Property Demographics



	3-Mile	5-Mile	10-Mile
 Total Population	13,549	16,992	25,329
 Total Households	5,077	6,391	9,710
 Median Age	36.50	37.30	39.60
 Avg. Household Income	\$58,006	\$60,120	\$64,875
 Education			
			 Employment

High School Grad	31.2%	Management, Business, Science & Arts	23.06%
Associate Degree	4.14%	Sales & Office	15.38%
Bachelor Degree	14.6%	Service	30.11%
Advanced Degree	7.09%	Production, Transportation, and Material Moving	16.8%
Other	42.9%	Other	14.65%

