



FOR SALE

5055 TRENTON WAREHOUSE

5055 Edgefield Rd, Trenton, SC 29847

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Excellent location close to interstate and surrounding area (including Augusta) however just far enough out to be away from business traffic making ingress/egress for tractor trailers a breeze. Just under 2 acres of fenced in yard area, along with 2 additional small out buildings.

PROPERTY HIGHLIGHTS

- 1.96 acres of fenced in yard
- 2 additional out buildings - 25x15 & 45x80
- on grade & dock high doors
- Clean and updated offices & break room
- 11000 sf open warehouse
- 1.96 acres of fenced in yard

OFFERING SUMMARY

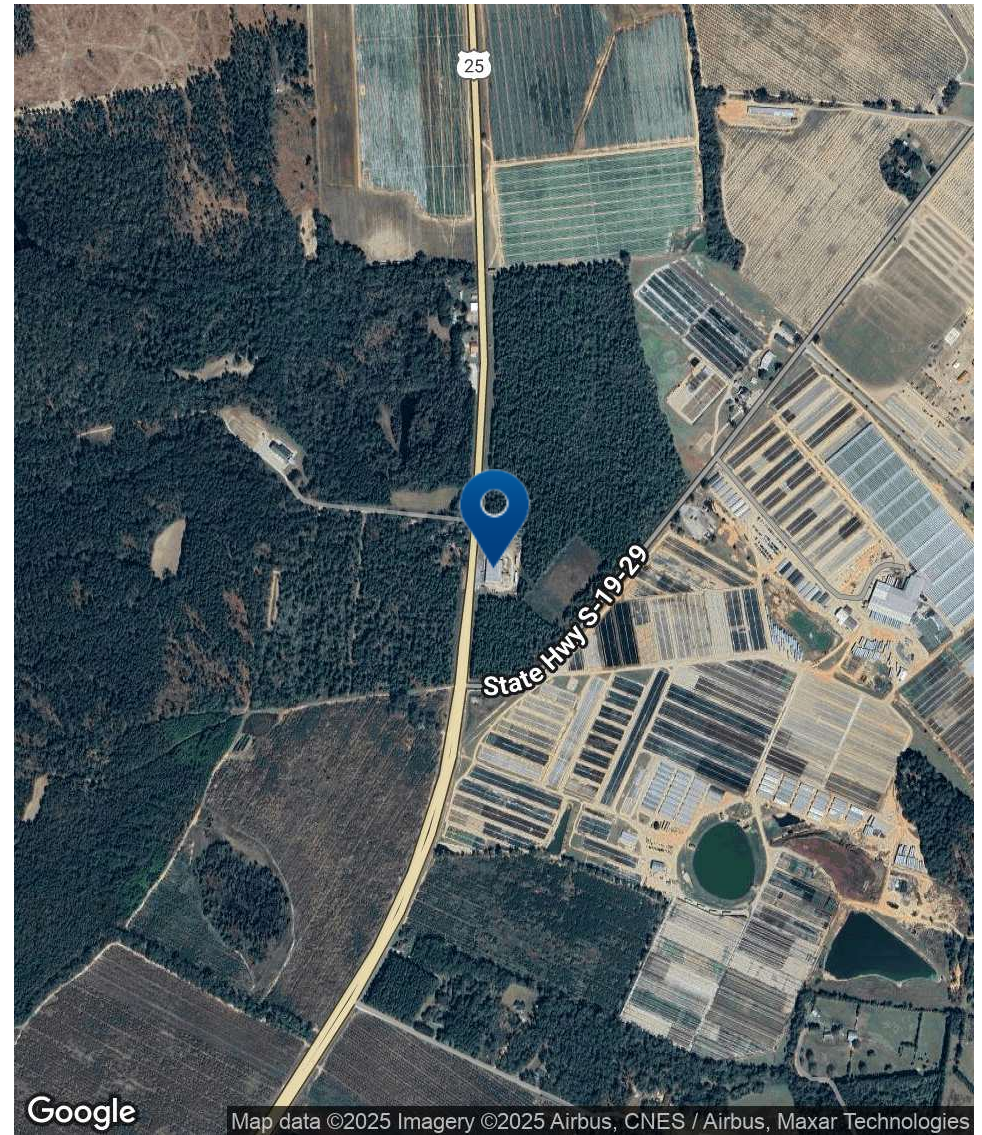
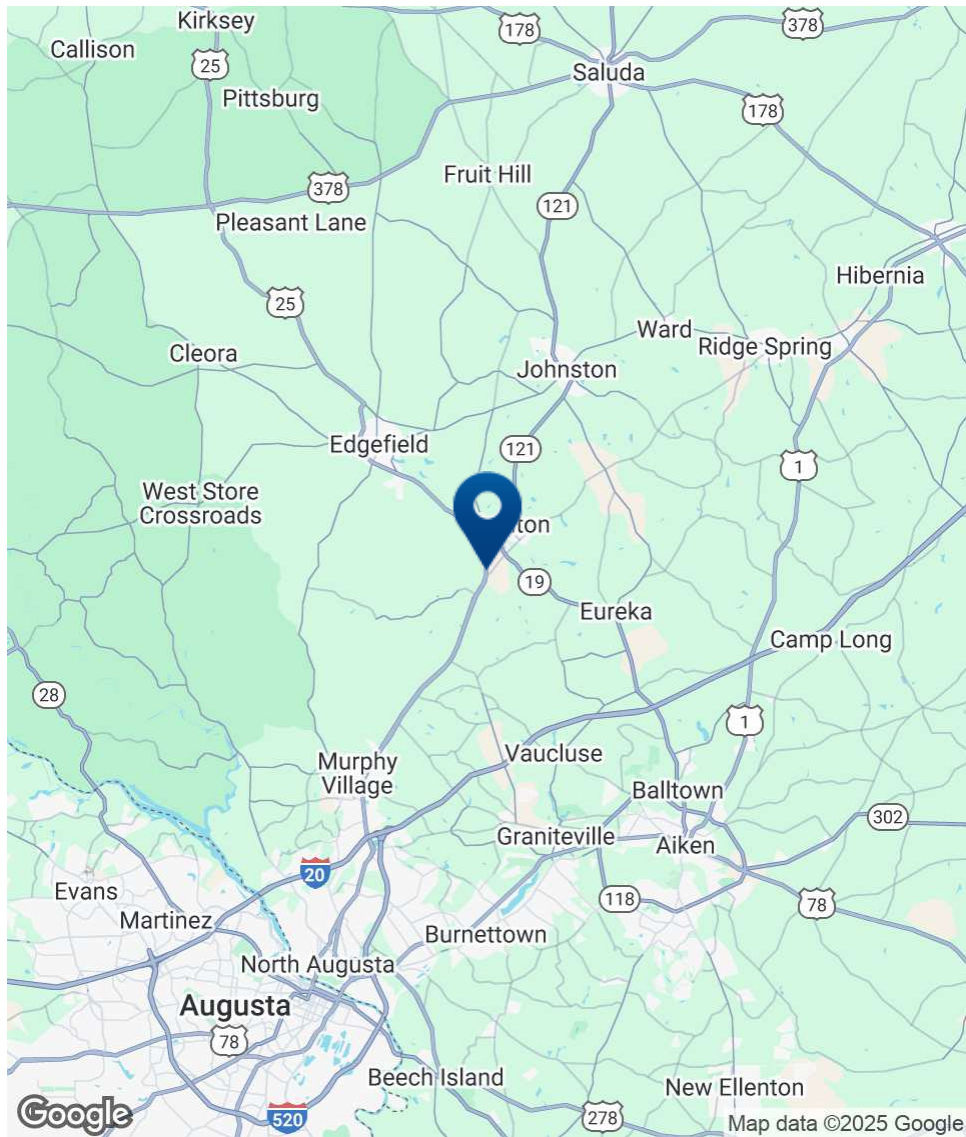
Sale Price:	\$885,000
Lease Rate:	\$6.25 SF/yr (MG)
Available SF:	11,000 SF
Lot Size:	79,114 SF
Building Size:	11,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	4	147
Total Population	3	11	503
Average HH Income	\$92,713	\$96,097	\$103,438



CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

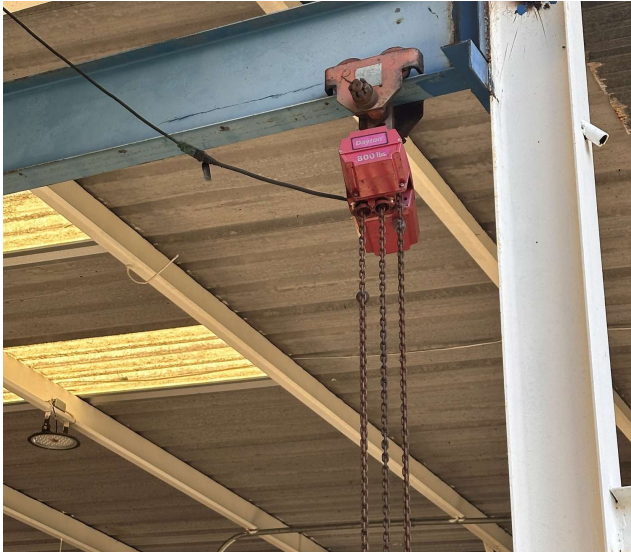
Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

FOR SALE | 5055 TRENTON WAREHOUSE | 5055 EDGEFIELD RD, TRENTON, SC 29847

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

FOR SALE | 5055 TRENTON WAREHOUSE | 5055 EDGEFIELD RD, TRENTON, SC 29847

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM
Sr. VP, Associate Broker
cwilson@shermanandhemstreet.com
706.722.8334 x202

FOR SALE | 5055 TRENTON WAREHOUSE | 5055 EDGEFIELD RD, TRENTON, SC 29847

Additional Photos



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	11	503
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	47	47	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	4	147
# of Persons per HH	3	2.8	3.4
Average HH Income	\$92,713	\$96,097	\$103,438
Average House Value	\$259,711	\$251,708	\$229,632

Demographics data derived from AlphaMap

