

FOR SALE

# 31,200 SF OFFICE/WAREHOUSE

1212 F R Huff Drive  
Saint Matthews, SC 29135



**DAVID BROCK**

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# Executive Summary



Sale Price

**\$1,200,000**

## OFFERING SUMMARY

Building Size:	31,200 SF
Available SF:	31,200 SF
Lot Size:	9.8 Acres
Price / SF:	\$38.46
Year Built:	1961
Zoning:	GC

## PROPERTY OVERVIEW

Discover exceptional versatility and functionality in this 31,200 SF office warehouse situated on a sprawling 9.8-acre lot. Upgraded with a new roof in 2021, the property features a heated warehouse, one loading dock, one drive in, and 3-phase power to accommodate diverse operational needs. The office area includes a welcoming reception space and private offices, providing a seamless blend of administrative and industrial capabilities. A partial security fence enhances safety and access control. Ideal for businesses seeking ample space and efficient infrastructure.

## PROPERTY HIGHLIGHTS

- Size: 31,200 SF office warehouse on 9.8 acres
- Upgrades: New roof installed in 2021
- Warehouse: Heated with 3-phase power
- Loading: 1 loading dock and 1 drive in for efficient logistics
- Office Space: Includes reception area and private offices
- Security: Partial security fence for enhanced safety
- Ideal For: Manufacturing, distribution, or mixed-use operations

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## Building Photos



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## Warehouse Photos

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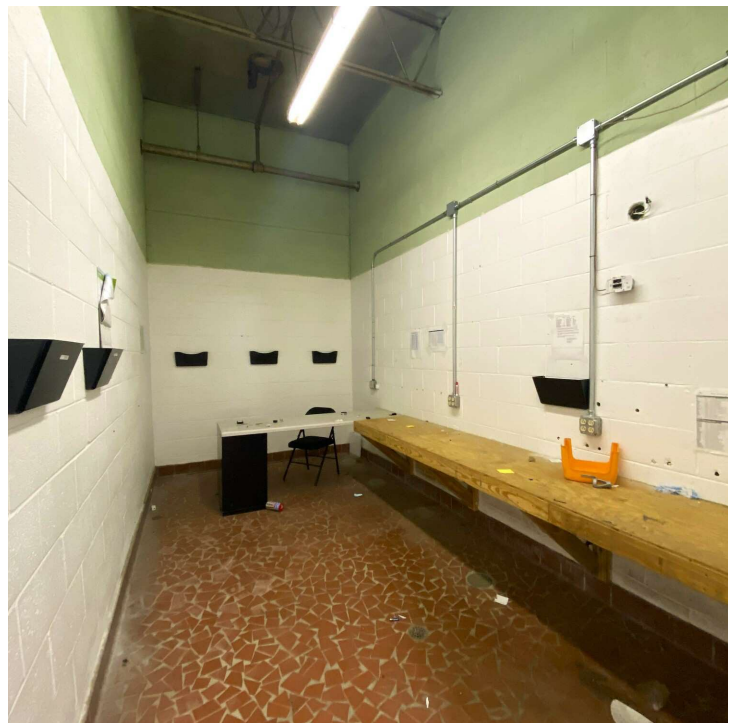
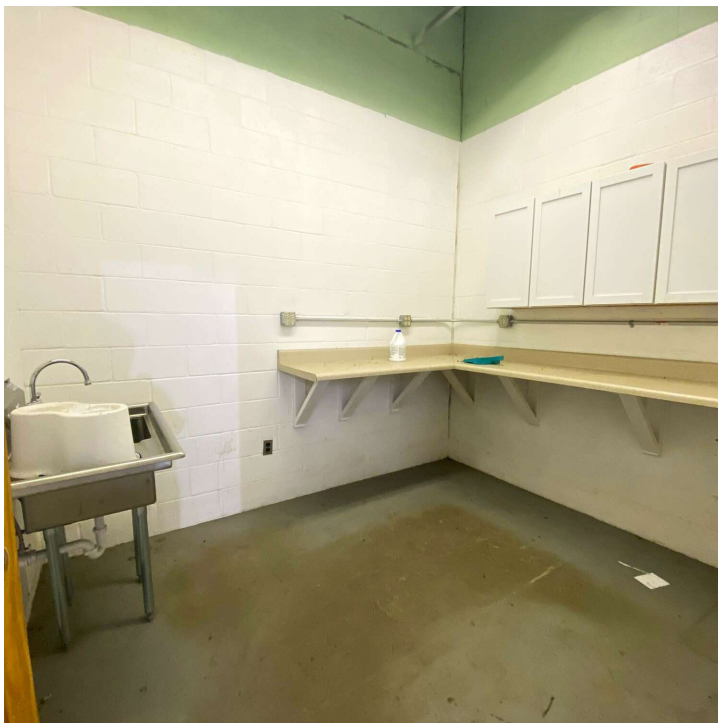


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## Interior Photos



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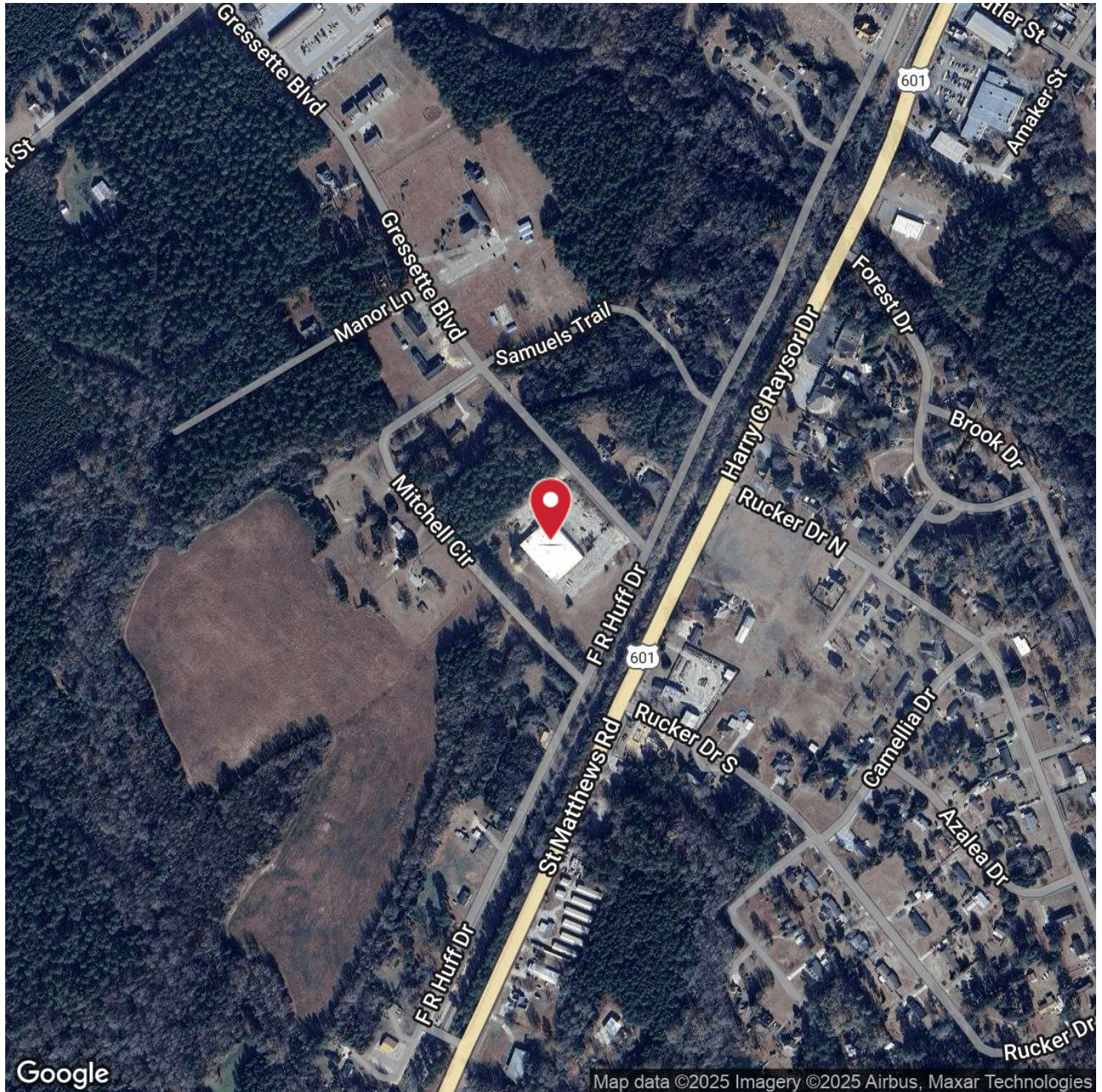


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## Location Map



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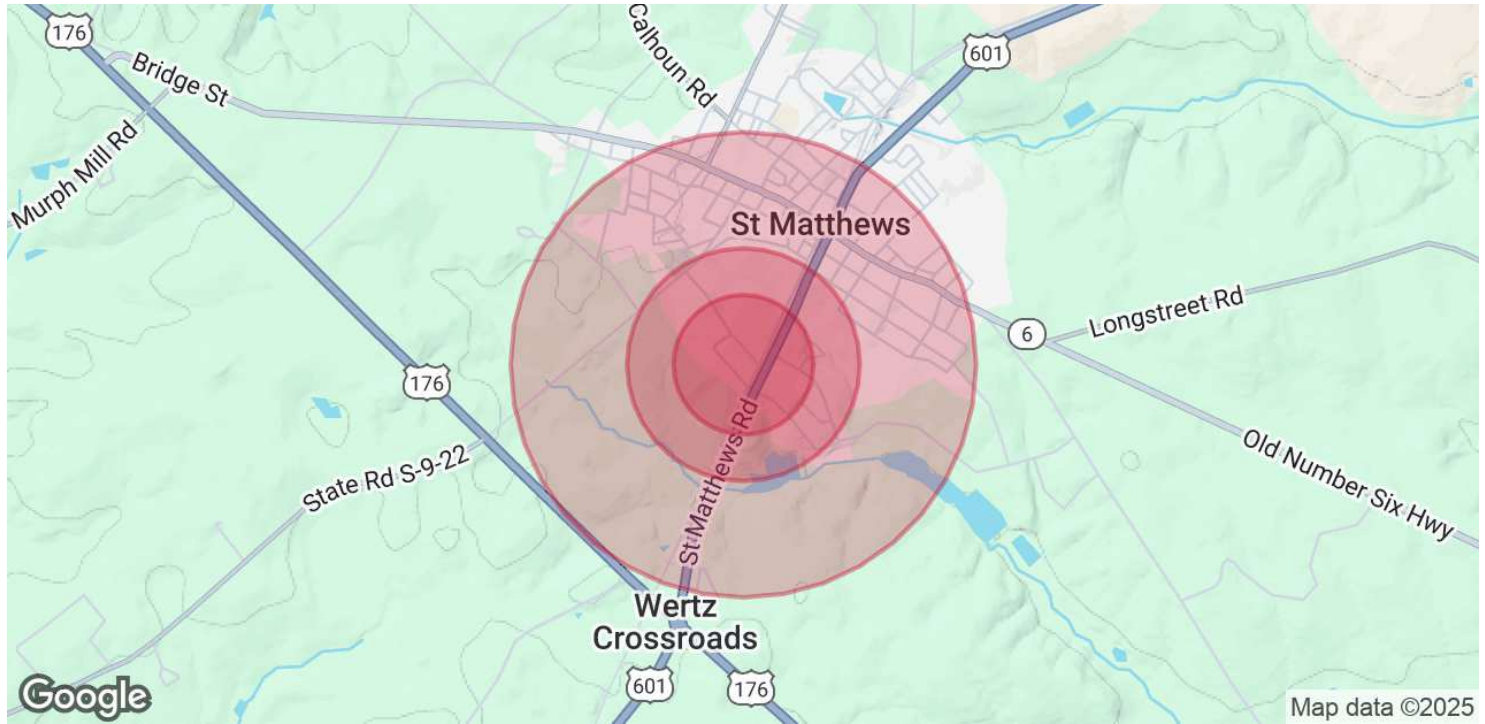
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	71	327	1,584
Average Age	47	46	46
Average Age (Male)	45	45	44
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	135	654
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,773	\$79,349	\$76,465
Average House Value	\$219,891	\$219,709	\$210,936

Demographics data derived from AlphaMap



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