

FOR SALE

96

OFFICE/WAREHOUSE

191 Sweet Bay Road
Saint Matthews, SC 29135

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	12,000 SF
Available SF:	12,000 SF
Lot Size:	7.1 Acres
Price / SF:	\$60.42
Zoning:	ID
Traffic Count:	61,000

PROPERTY OVERVIEW

Introducing a prime 12,000 SF office/warehouse space that sits on 7+/- acres perfect for a laydown yard or expansion, with exceptional visibility from I-26. This versatile property features 14 ft roll-up doors, two docks, and two drive-in bays, ensuring seamless operations for your business. The office area is fully heated and cooled for year-round comfort, while the spacious warehouse is equipped with efficient gas heat. The property is also secured with a robust security fence, providing added peace of mind.

PROPERTY HIGHLIGHTS

- 12,000 SF office/warehouse space
- Exceptional visibility from I-26
- 14 ft roll-up doors
- Two docks and two drive-in bays
- Heated and cooled office area
- Warehouse with efficient gas heat
- Secure property with robust security fence

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INDUSTRIAL PROPERTY
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Additional Photos



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Additional Photos



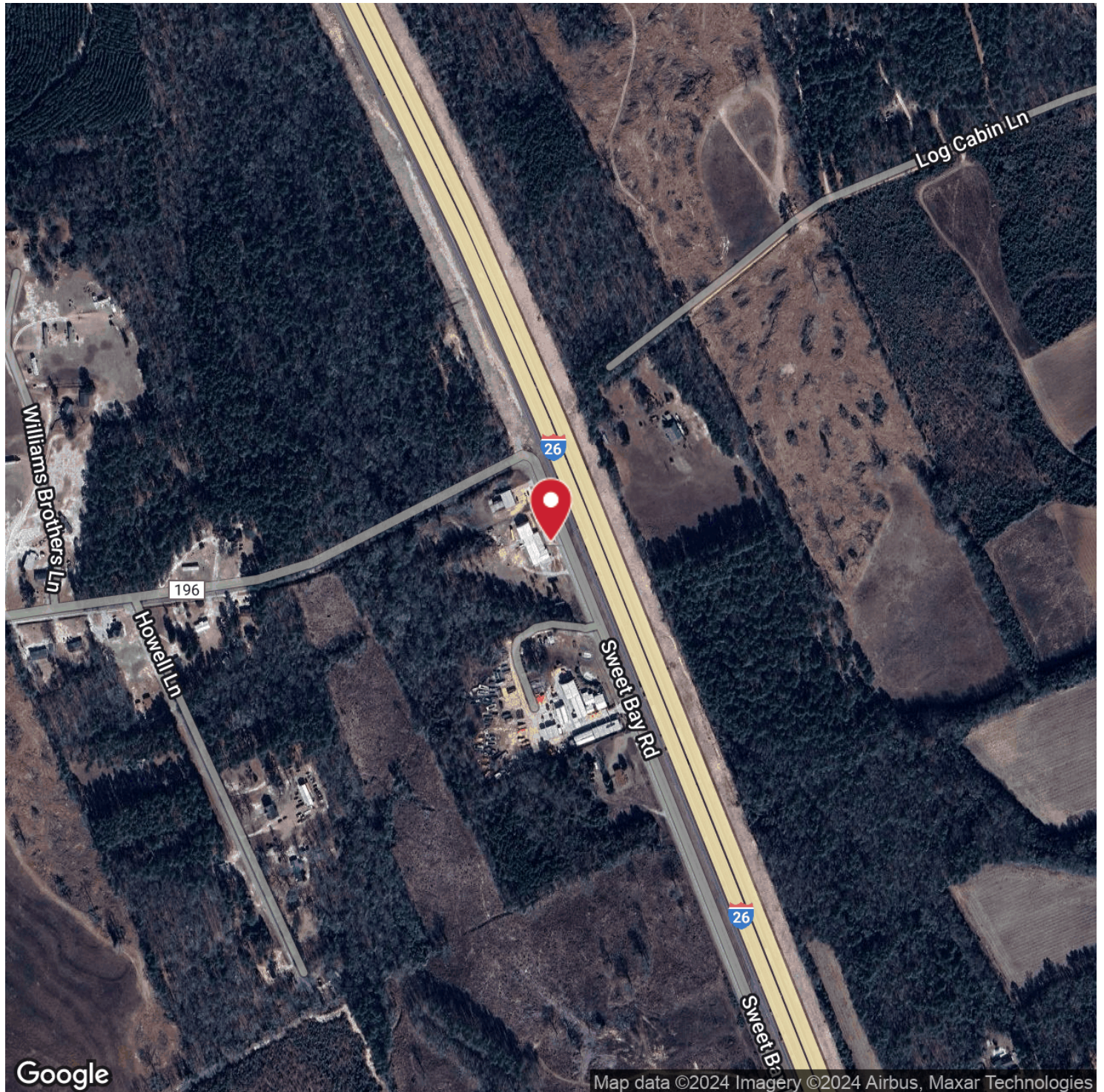
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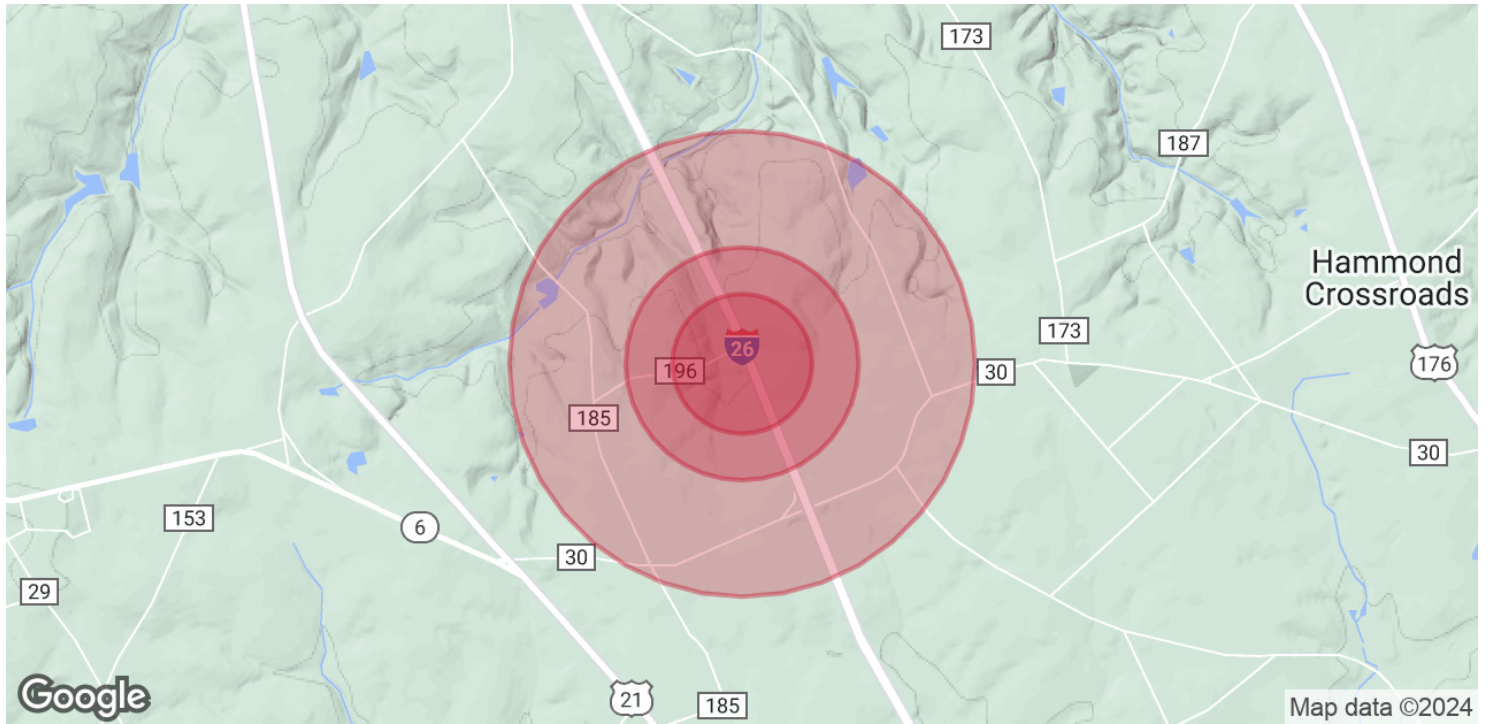
Location Map



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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	44	164
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	13	48
# of Persons per HH	2.8	3.4	3.4
Average HH Income	\$88,316	\$88,316	\$88,316
Average House Value	\$302,826	\$302,826	\$302,826

TRAFFIC COUNTS
61,000/day

Demographics data derived from AlphaMap



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