

Varnville Flex-Space Building

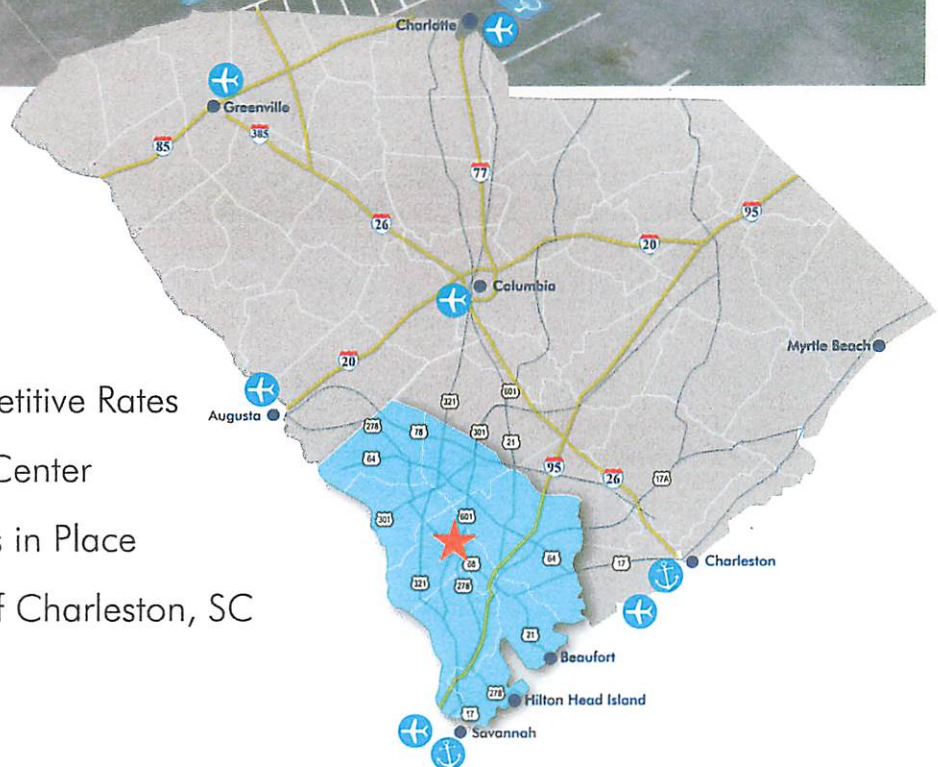
18,000 Square Feet

233 Carolina Ave. | Varnville, SC 29944



18,000-Square Foot Flex Space

- For Sale or Lease
- Reliable Utility Service at Competitive Rates
- Perfect for Back Office or Call Center
- Turn Key Space with All Utilities in Place
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA



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Property Information: Sale Price: Sale: \$990,000 | Lease Price: \$5.67 Per SF

County: Hampton
City Limits: Varnville
Total Area: 18,000 SF
Condition: Good
Year Built: 2005
Site Size: 2.50 Acres
Tax Map: 120-11-06-018

Zoning: Neighborhood Commercial
Floor: Concrete Slab
Walls: Metal
Roof: Metal
Columns: 36 x 50
Ceiling Heights: 11.6 Feet
Sprinkler: 100% Wet

Alarm System: Yes
Lighting: Florescent
Dock Doors: 1
Drive-In Doors: 1
Auto Spaces: Approximately 100
Flood Zone: None
Multi County Property: Available
Former Use: Retail

Utilities/Services

Water Service: Lowcountry Regional Water System
Line on Site

Wastewater System: Lowcountry Regional Water System
Line on Site

Natural Gas Provider: Dominion Energy

Primary Electricity Provider: Dominion Energy

Fire Department: .3 Miles

Transportation Accessibility

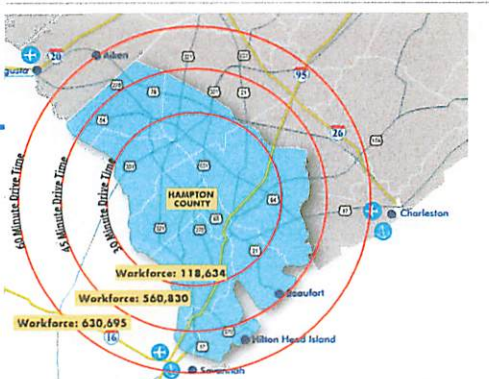
Interstates: I-95: 20 Minutes, I-26: 60 Minutes, I-16: 65 Minutes

Access Hwy: Highway 278

Ports: Savannah: 60 Minutes
Charleston: 80 Minutes

Commercial Airports: Savannah International: 60 Minutes
Charleston International: 70 Minutes
Columbia Metropolitan: 85 Minutes

Civil Airports: Hampton County: 3 Minutes
Allendale County: 20 Minutes
Colleton County: 30 Minutes



Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	278,504	1,190,989	1,350,649
Workforce	118,634	560,830	630,695

