

INDUSTRIAL FOR SALE & FOR LEASE

6,000 SF FLEX PROPERTY ON 3.1 ACRES IN CLINTON

163 ASTEN ROAD, CLINTON, SC 29325



KLUE REAL ESTATE ADVISORS

P.O. Box 925
Simpsonville, SC 29681



PRESENTED BY:

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PROPERTY SUMMARY

163 ASTEN ROAD | CLINTON, SC 29325



Property Summary

Price:	\$550,000
Building SF:	6,000 SF
Price / SF:	91.67
Rentable SF:	6,000
Lease Rate:	\$3,500/month
Lot Size:	3.14 Acres
Warehouse SF:	4,500 SF
Dock Doors:	2
Power:	3-Phase, 225 amps
Clear Height:	12'
Yard:	1 acre
Renovated:	2024
Year Built:	1980

Property Overview

Offered for sale at \$550,000 or for lease at \$3,500/month (\$7/SF gross), this property boasts renovated office space with a reception area, three private offices, a breakroom with full kitchen, and bathrooms. The warehouse space offers several production areas and storage rooms, with a dock platform and spacious truck court with laydown yard in the back. The warehouse space has 3-phase power with 225 amps.

Location Overview

With a convenient location just outside downtown Clinton and less than four miles from Interstate 26, this property is set up well for an industrial end-user to establish or expand operations in Clinton...with extra acreage that could accommodate a future expansion.

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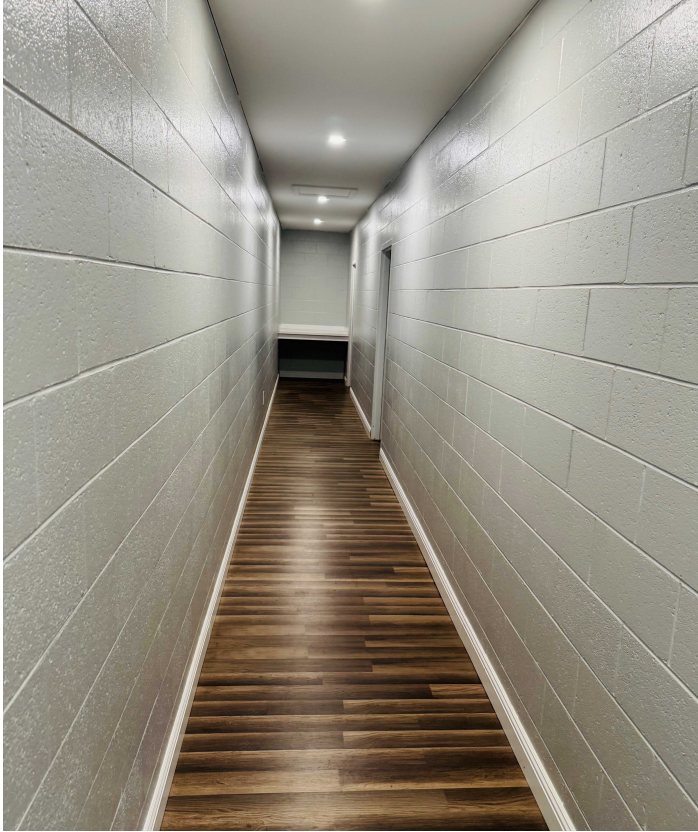


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PROPERTY PHOTOS

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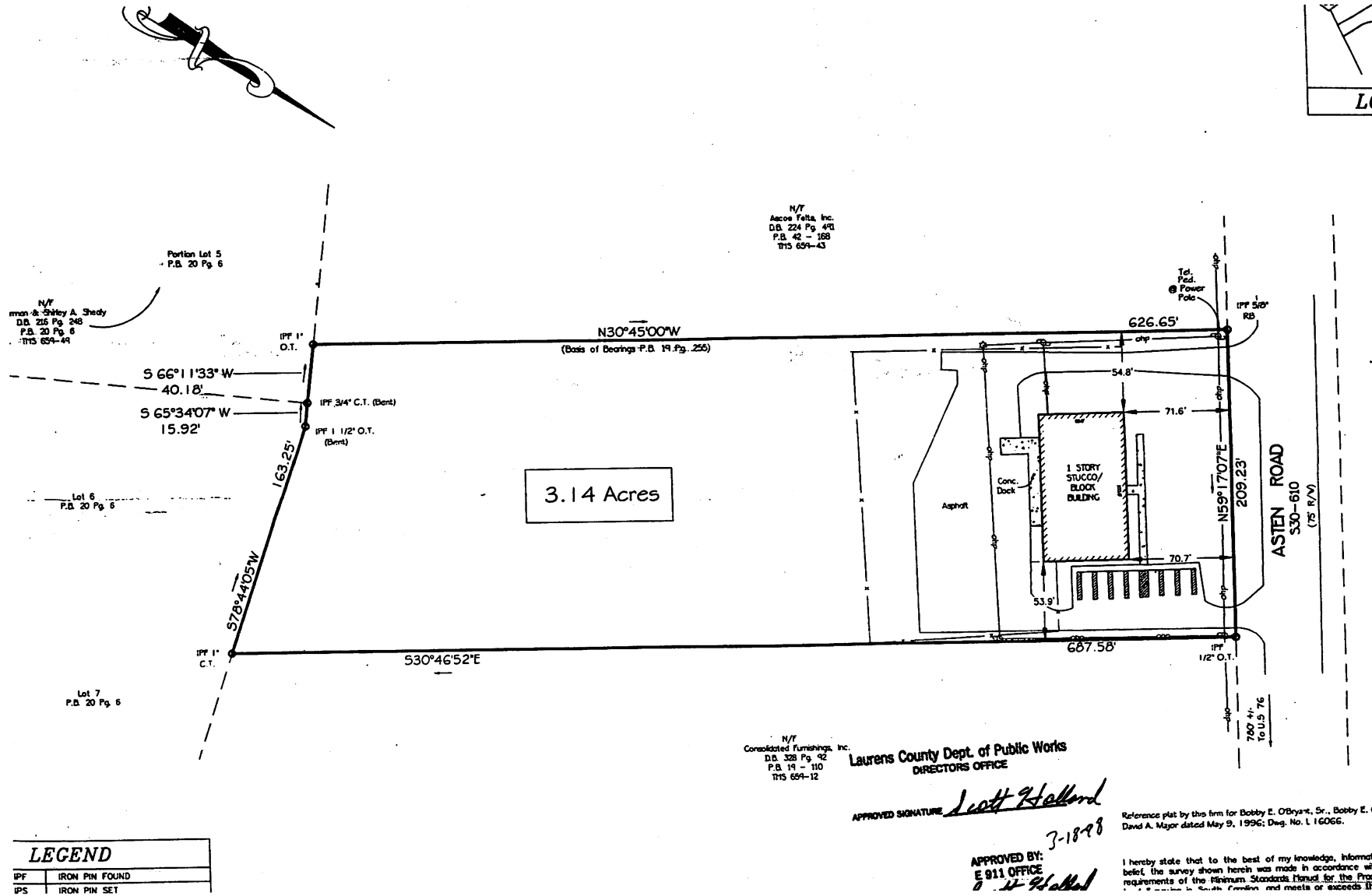
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PROPERTY SURVEY

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AERIAL MAP

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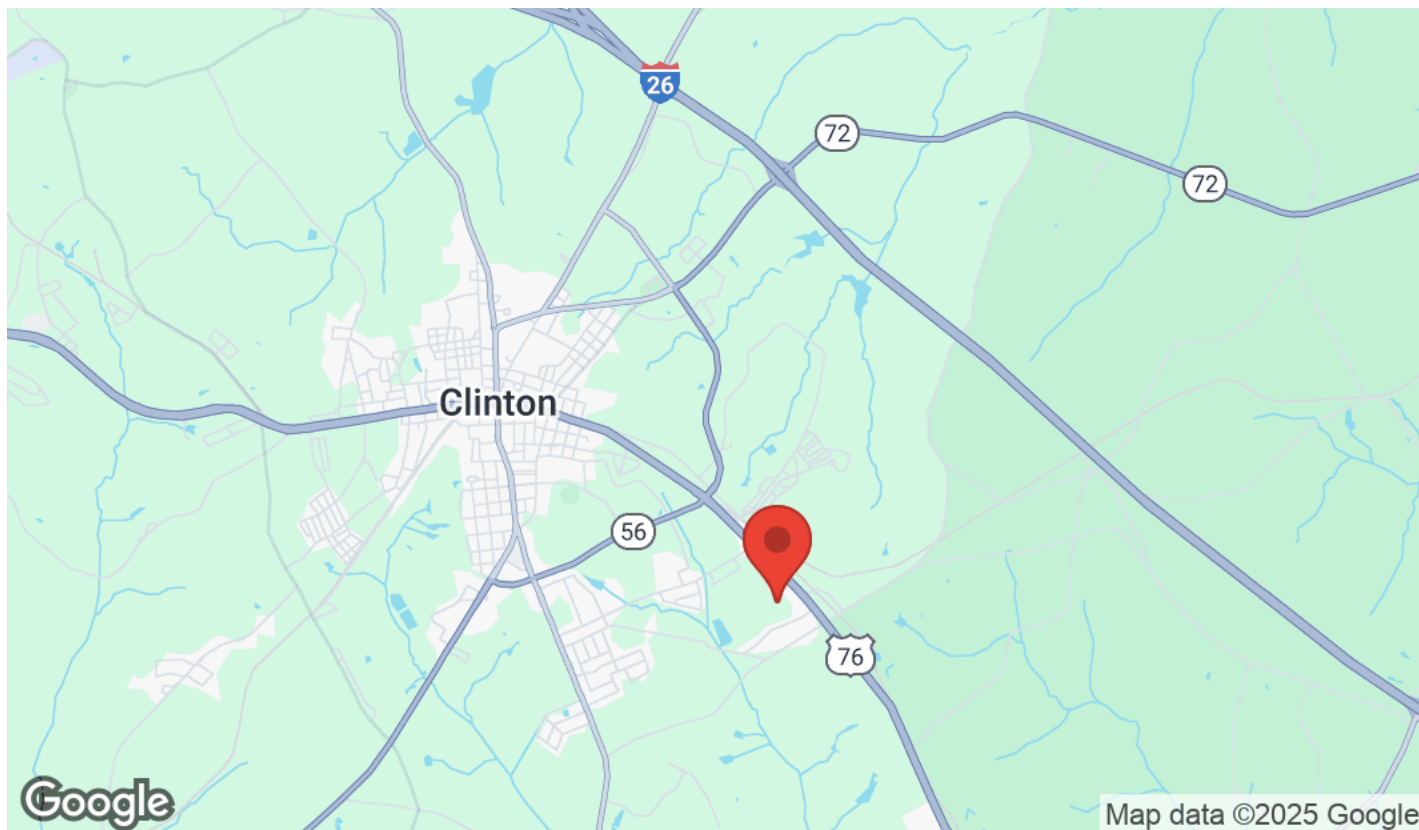
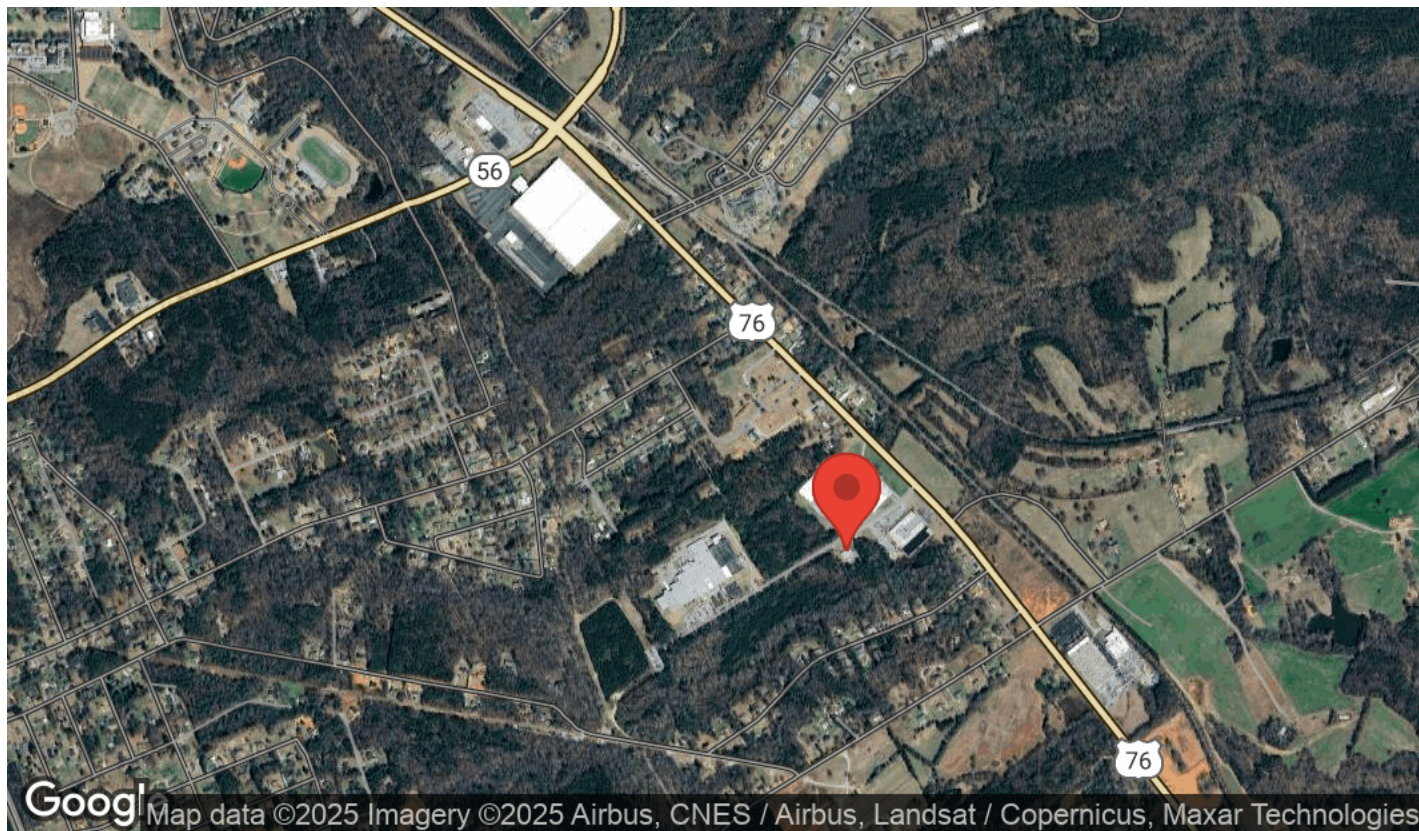
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LOCATION MAPS

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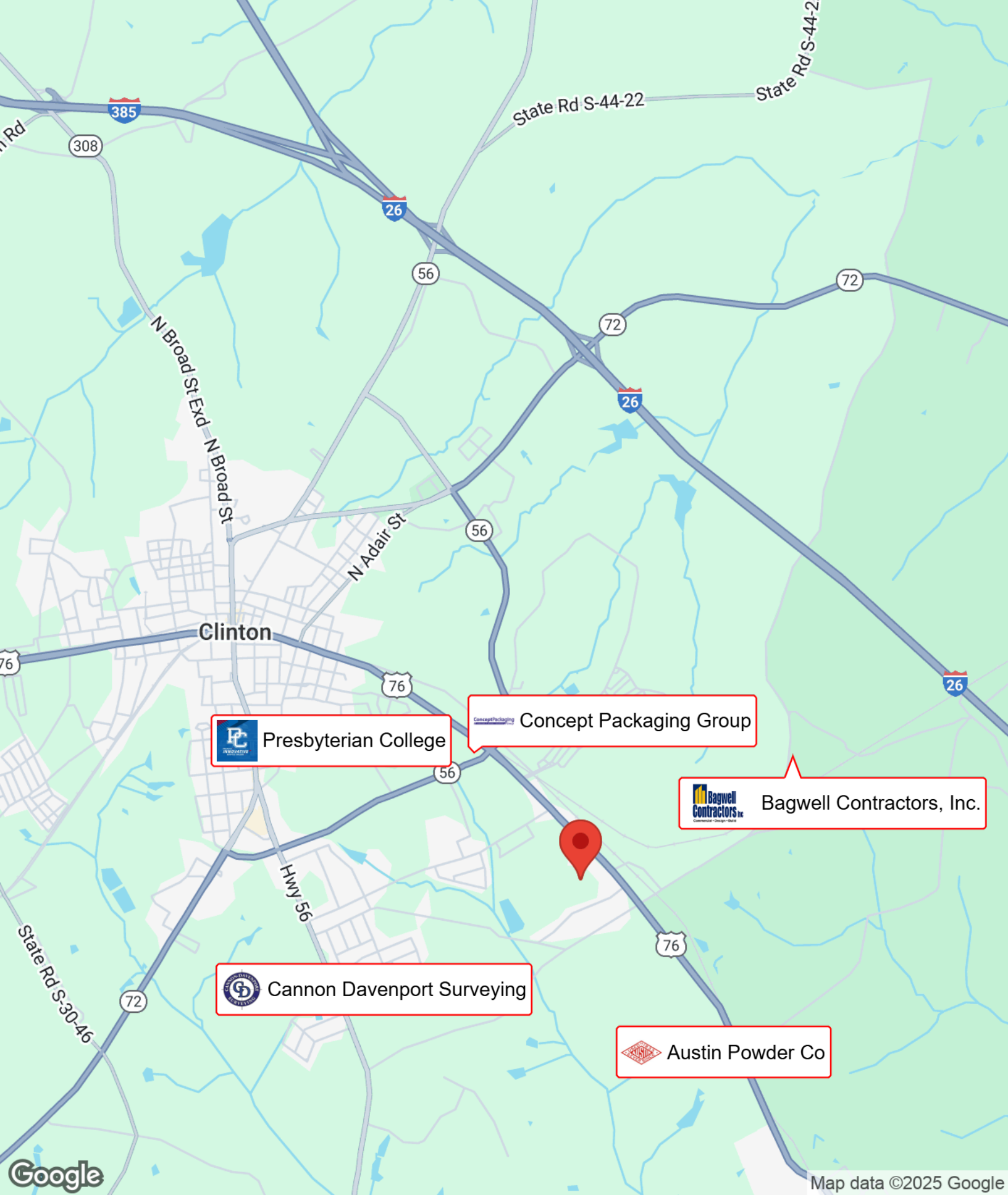


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BUSINESS MAP

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 Presbyterian College

 Concept Packaging Group

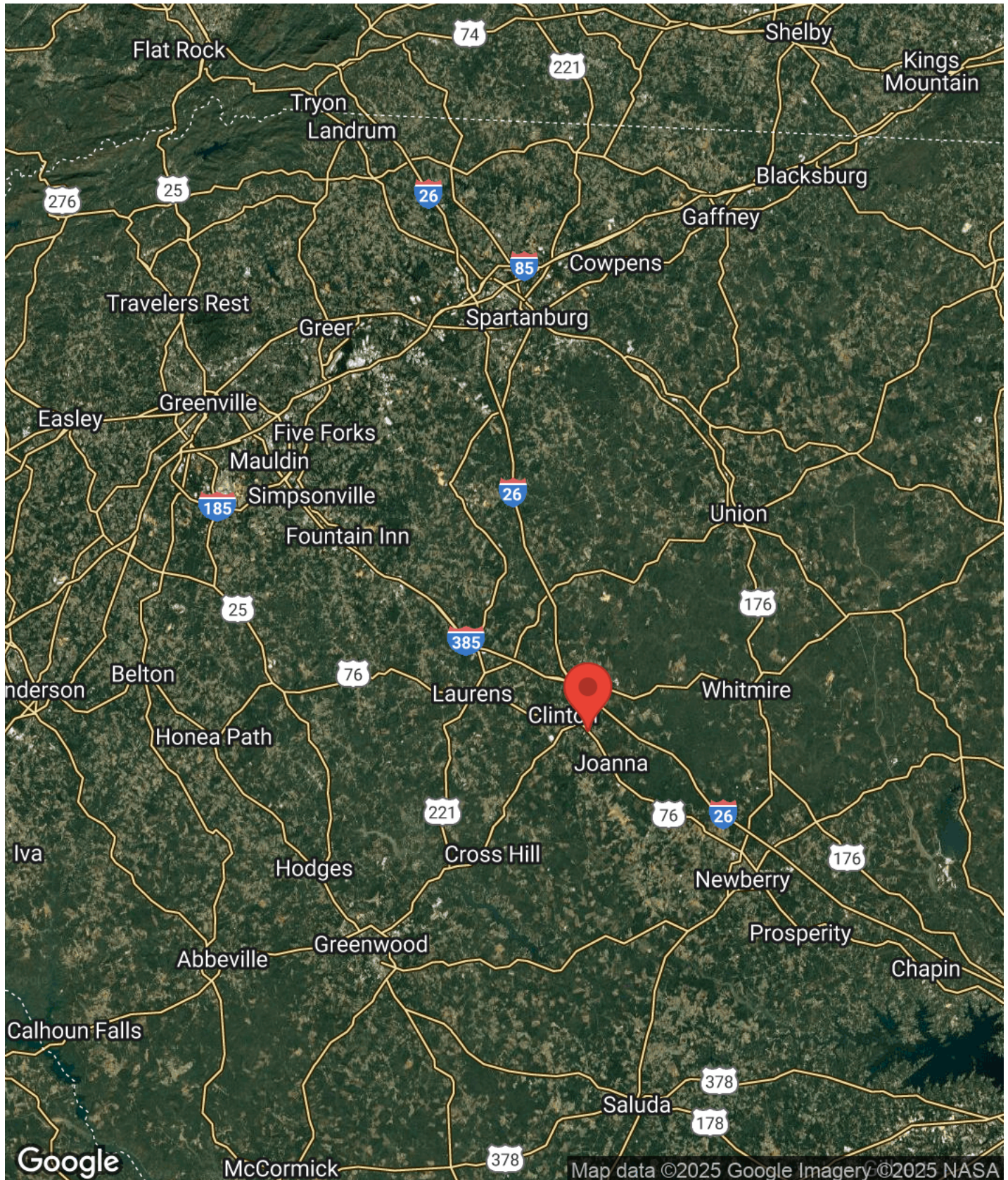
 Bagwell Contractors, Inc.

 Cannon Davenport Surveying

 Austin Powder Co

REGIONAL MAP

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KLUE Real Estate Advisors

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Chris Schweighart is a Senior Vice President with Klue Real Estate Advisors in Simpsonville, SC, focusing on sales and leasing of Industrial and Office Properties. Chris brings a distinguished background in commercial real estate to the firm. He has spent the past five years building a highly successful brokerage business in the Upstate SC region, representing buyers, sellers, landlords, and tenants in commercial real estate deals of all sizes.

An expert networker who leverages relationships to build his business and support his clients, Chris has closed over \$60 million in sales and leasing transactions in the Upstate, working with numerous prominent companies in our community. Chris is also a CCIM designee after earning this prestigious designation in 2025.

Before getting into brokerage, Chris spent nearly twelve years in commercial property and asset management, overseeing portfolios of self-storage facilities, mobile home parks, and medical office buildings, and managing airport leases and tenants. This experience helped Chris gain familiarity with all types of real estate contracts, and an ability to balance multiple tasks to creatively solve problems. Prior to his career in commercial real estate, Chris enjoyed an eight-year career as an administrator and Spanish teacher at a college preparatory school in Encinitas, CA, during which time he also earned an MBA from San Diego State University. He earned his BA from Colgate University in Upstate NY, where he majored in Spanish. He is fluent in Spanish and proficient in Portuguese, with extensive experience living and traveling abroad.

Chris believes in giving back to the community and currently serves on the Advisory Committees for multiple nonprofit organizations, including Harvest Hope Food Bank, Women Confidence Builders, and Fountain Inn High School. He is a member of the Fountain Inn Chamber of Commerce and has spent several years serving as a volunteer youth baseball coach. A native of San Diego, CA, Chris moved to Greenville County with his wife Cynthia and son Diego in November 2018; they now reside in Simpsonville and truly love living in Simpsonville!

Klue Real Estate Advisors is a boutique commercial real estate property advisor, brokerage and development consulting agency with years of experience in the Greenville County and surrounding markets. We are committed to helping commercial real estate sellers, buyers, landlords, and tenants achieve their business and investment goals on time and within budget through market knowledge, communication, negotiating skills, relationship building, and professional ethics. We approach our brokerage business with an unsurpassed "old school" work ethic, but it's our experience, knowledge, and commitment that allows us to advise and serve our clients to best meet their goals and objectives.

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