



4008 HWY 29 NORTH

4008 U.S. 29, Belton, SC 29627

MAX KINSER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for lease approximately +/- 9600 SF warehouse on +/- 1.50 acres located at 4008 Hwy 29 N. The property has approximately +/- 650 SF of heated & cooled office space currently set up with two (2) offices & two (2) restrooms. One of the offices could be used as a conference room & there is a mezzanine for storage located above the office space. Ceiling heights in the warehouse are 15' at the eaves & 17' at the center. There are two (2) loading docks located at the property & a total of four (4) roll-up doors - two (2) 8' x 8', a 10' x 10' & a 12' x 14'. A portion of the warehouse is heated & there are two (2) vent fans located in the warehouse area. There is a 50' x 12' lean-to carport attached to the building. The entire property is fenced & gated & there is ample amount of parking with good visible pylon signage off Highway 29 N. New LED lighting has been installed throughout the entire building & there is potential for outdoor storage at this location. Located approximately +/- 8.5 miles from Exit 34 on I-85 & +/- 6.5 miles from downtown Anderson this warehouse property can accommodate a wide array of users. The property is zoned C-2 by Anderson County. Asking price is \$5.50/SF NNN & estimated NNN expenses are \$1.50/SF. Tenant or Tenant's Agent to verify any & all information. Please reach out to Listing Agent(s) with any interest or to schedule a showing.

PROPERTY HIGHLIGHTS

- 9,600 sq ft
- 2 loading docks
- 12x14 ft drive in door
- 17 ft ceiling height
- 650 sq ft of office (heated and cooled)
- Great Visibility

OFFERING SUMMARY

Lease Rate: \$5.50 SF (NNN)

Building Size: 9,600 SF



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ADDITIONAL PHOTOS



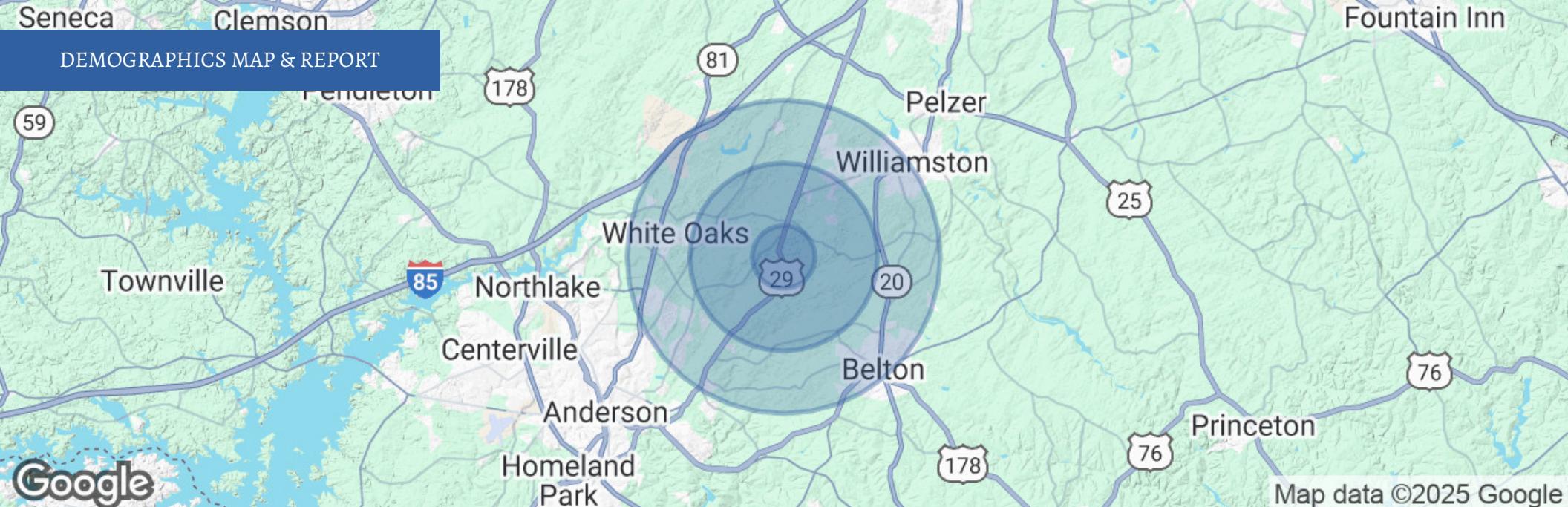
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	594	5,884	29,098
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	225	2,151	11,101
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$61,883	\$89,865	\$90,677
Average House Value	\$196,309	\$307,566	\$280,762

Demographics data derived from AlphaMap



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