



# 4008 HWY 29 NORTH

4008 U.S. 29, Belton, SC 29627

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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

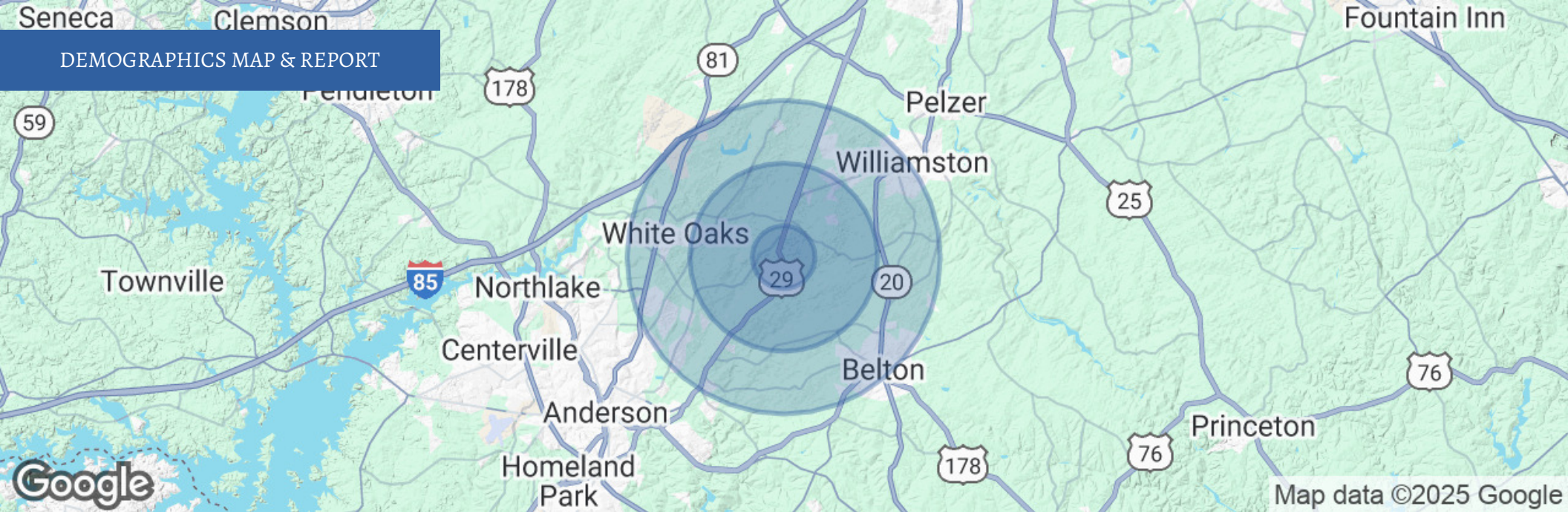


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 594    | 5,884   | 29,098  |
| Average Age          | 40     | 41      | 41      |
| Average Age (Male)   | 39    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