

11 DEMEDICIS BLVD

Warrenville, SC 29851

INDUSTRIAL PROPERTY FOR LEASE

10,000 SF Warehouse Building



Property Description

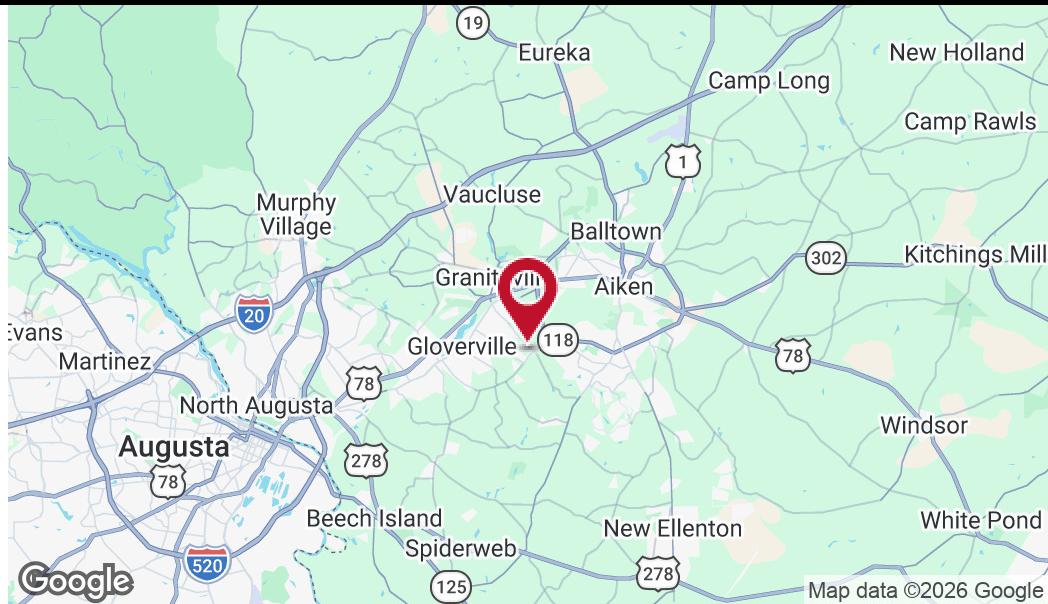
Beautiful warehouse space available for lease fronting Pine Log Road in Aiken, SC. The warehouse is approximately 10,000 SF (including the 500 SF Office) and is part of a larger parcel that also includes self-storage warehouses. The warehouse boasts high ceilings (approximately 20 feet at peak and 16 feet at eaves). There are two grade-level roll-up doors (one on each end) which are approximately 16 feet high. In addition to the warehouse there is one large office available as well as access to a kitchen/break room and a private bathroom. Access to the warehouse is through a security gate. Zoned RUD, per Aiken County. \$3,950 per month. Modified Gross. Minimum 1 year term. Please contact the listing broker to arrange a showing.

Location Description

Located in Aiken County, on the Southwest side of Aiken, and the South side of Warrenville. This section of Pine Log Road sees approximately 7,400 vehicles/day, and Howlandville Rd 7,200 vehicles/day. Conveniently located just 3 miles from Highway 78 and 4 miles from Hitchcock Parkway. With its close proximity to major transportation routes; logistics and distribution are seamlessly facilitated. The area is supported by a skilled labor force & nearby technical schools, providing an excellent pool of potential employees for industrial & manufacturing operations.

Dean Newman

Owner / Broker
706.339.4379
dean@newmanre.org
SC #49942



Offering Summary

Lease Rate:	\$3,950.00 per month (MG)
Available SF:	10,000 SF
Building Size:	10,000 SF
Year Built:	2011
Zoning:	RUD
Grade Level Doors:	2

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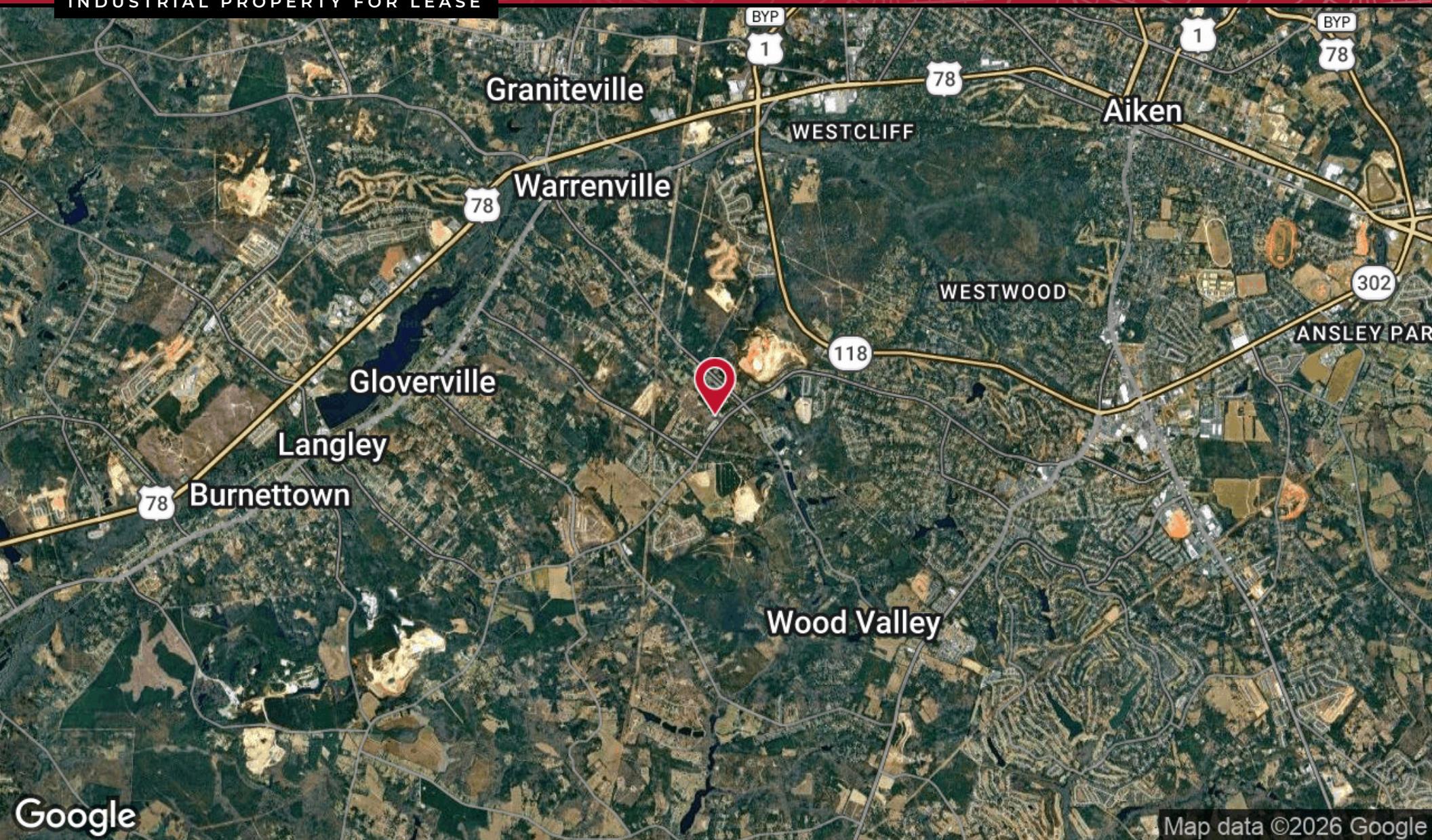
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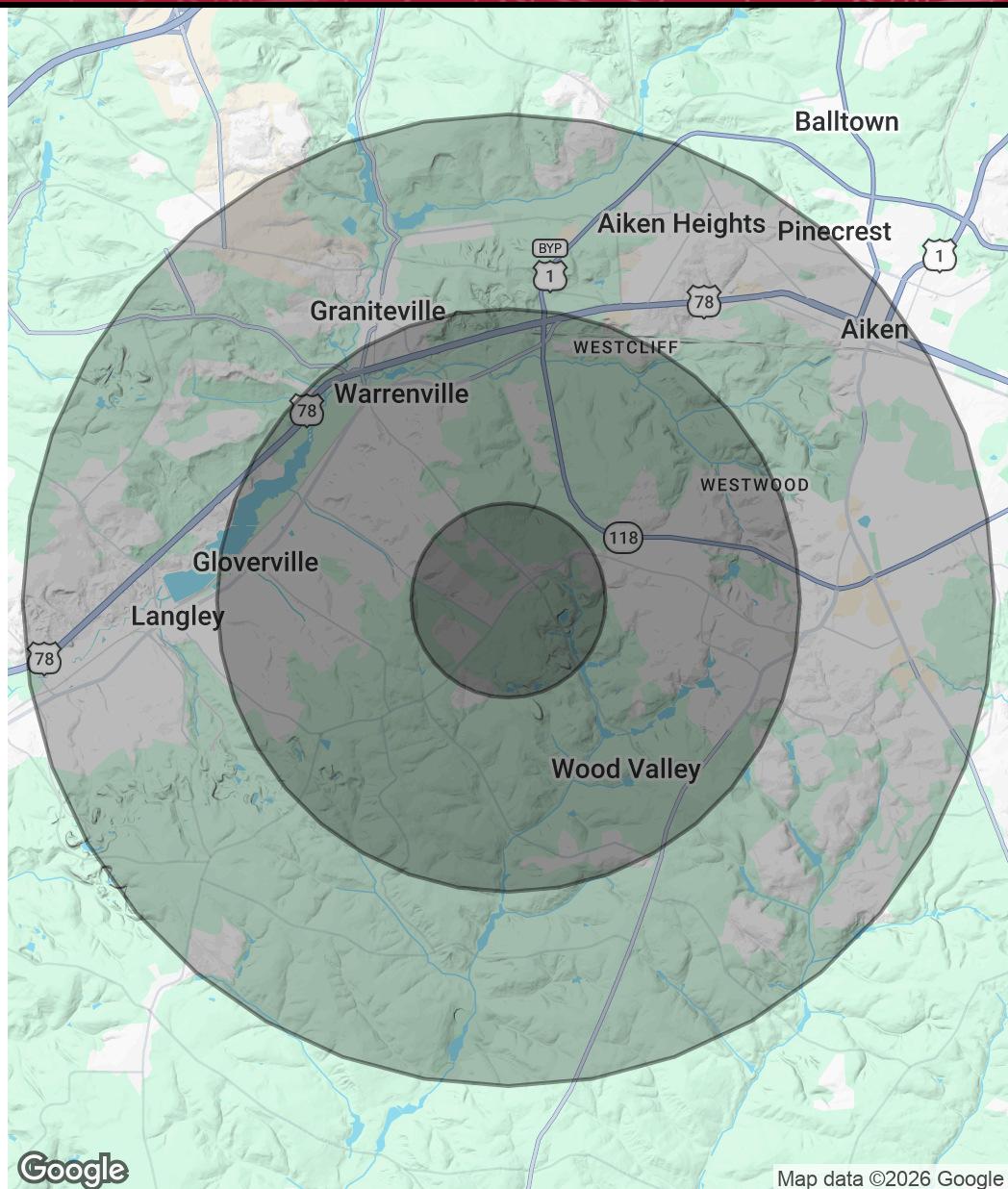
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,537	17,063	55,023
Average Age	43	45	45
Average Age (Male)	42	44	43
Average Age (Female)	43	46	46

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	630	7,294	23,558
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$90,386	\$94,573	\$94,603
Average House Value	\$280,254	\$292,171	\$295,850

Demographics data derived from AlphaMap



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SC #49942 // GA #281453 /

Professional Background

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 6 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In 2005 he joined Meybohm Commercial Properties where he was Vice President/Associate Broker and received many awards as a top producer. He also has been a licensed real estate instructor since 2015. After much prayer and consideration, in January 2026, Dean formed his own real estate company called Newman Real Estate, where he will continue to assist his loyal clients (and new ones!) with their real estate needs for many years to come.

Dean is an active member of Abilene Baptist Church where he has served in numerous capacities 36+ years. He and his wife have two adult children who are each married, and five grandchildren.

Education

BBA - Marketing from Augusta College

Memberships

Aiken Board of Realtors

Augusta Board of Realtors

National Association of Realtors

Newman Real Estate

3540 Wheeler Road, Suite 103

Augusta, GA 30909

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