

2884 PINE LOG ROAD

Warrenville, SC 29851

OFFICE WAREHOUSE BUILDING AND HOME FOR LEASE



FOR LEASE

Flex Building (6,510 SF) Built in 2021 = \$5,950/month

**Cottage (1,018 SF) Built in 1974,
Renovated in 2021 & 2025 = \$1,750/month**

Zoned: RUD

**The flex building can be rented without the cottage,
but the cottage is presently not available for rent by
itself.**



Dean Newman

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



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Property Description

Flex Building (6,510 SF) Built in 2021 = \$5,950/month

Cottage (1,018 SF) Built in 1974, Renovated in 2021 & 2025 = \$1,750/month

A unique opportunity exists for an entrepreneur who is looking for a property where one could live and work. The large flex building offers plentiful office space which could be coupled with light assembly areas and warehouse space. The flex building is in like-new condition. Over 5,300 square feet is air-conditioned and approximately another 1,200 square feet occupies garage space including two doors with automatic door openers. The cottage is very quaint in a beautiful rural setting back off the road which sits in front of the flex building. The cottage consists of two bedrooms, one bath, an eat-in kitchen and a den with beautiful hardwood floors. There is also a separate laundry room. The flex building can be rented without the cottage, but the cottage is presently not available for rent by itself. You have to see this property to appreciate the charm and all it has to offer sitting on this beautiful setting. Zoned RUD.

Location Description

Conveniently located in Warrenville, SC, the area surrounding the property offers a blend of suburban tranquility and easy access to essential amenities. Nearby, tenants can explore Hitchcock Woods, the largest urban forest in the United States, for scenic walks and outdoor activities. The bustling commercial and retail district of Aiken is just a short drive away, providing access to a variety of dining, shopping, and entertainment options. With its proximity to major thoroughfares, this location offers an ideal balance of natural beauty and urban convenience for office tenants seeking a dynamic work environment. Located halfway between Augusta GA and Aiken SC, this property is approximately 3 miles southeast of Highway 78 (Jefferson Davis Hwy) and Langley Pond.

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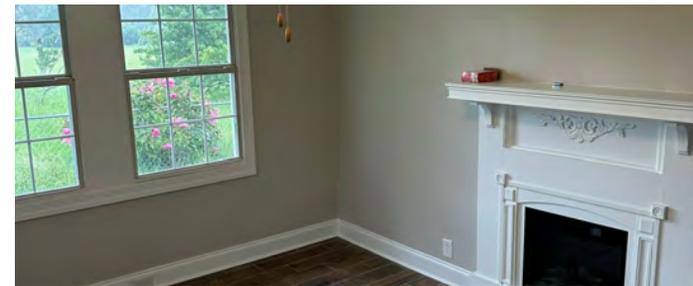
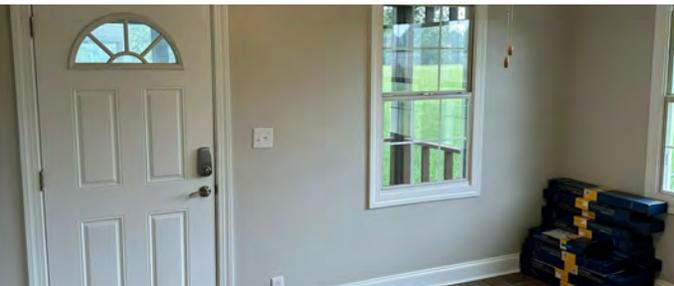
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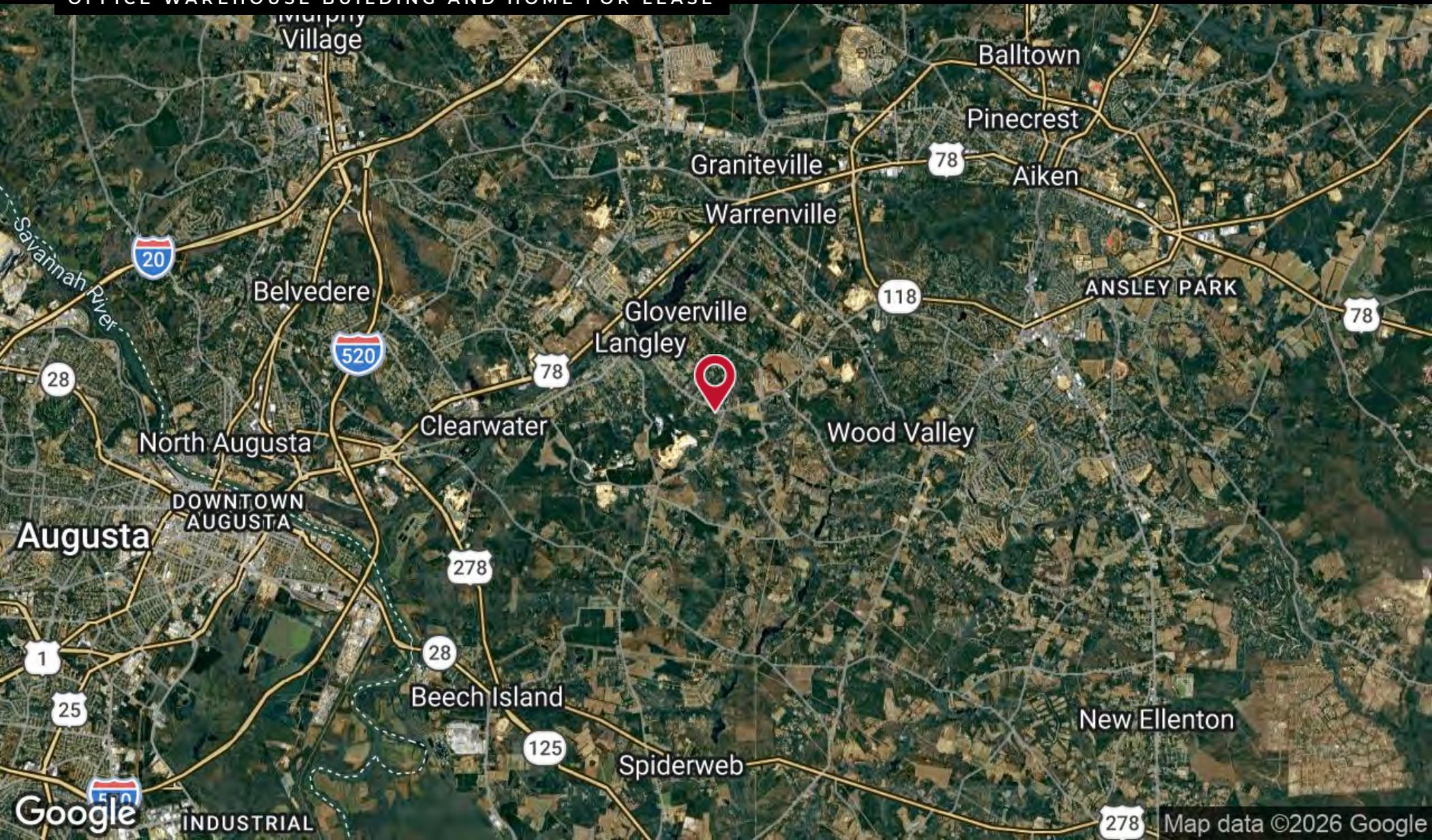
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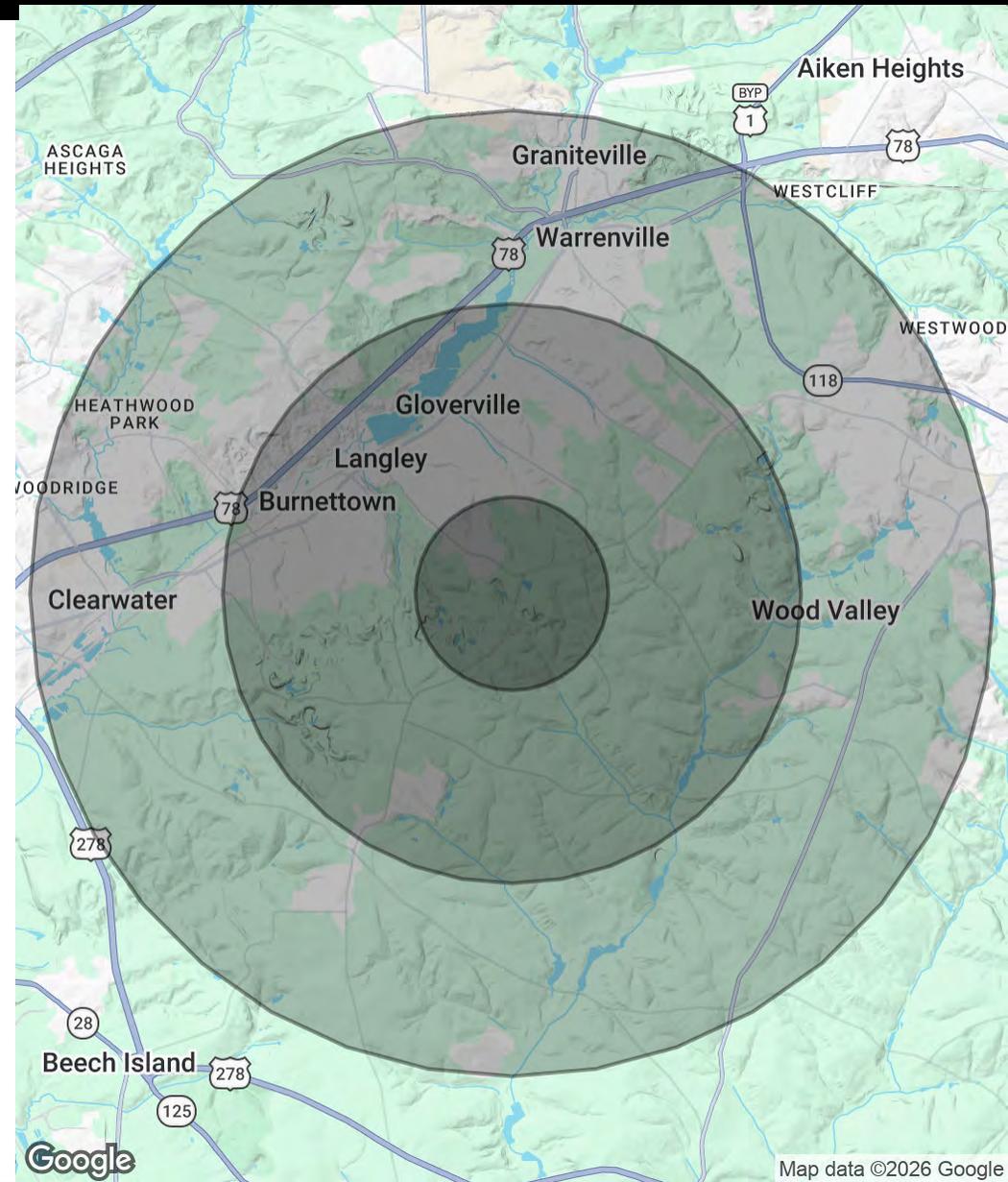
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Population	1 Mile	3 Miles	5 Miles
Total Population	888	11,075	34,726
Average Age	40	40	43
Average Age (Male)	39	40	42
Average Age (Female)	41	41	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	364	4,417	14,166
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,739	\$80,166	\$91,567
Average House Value	\$214,123	\$223,098	\$268,276

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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