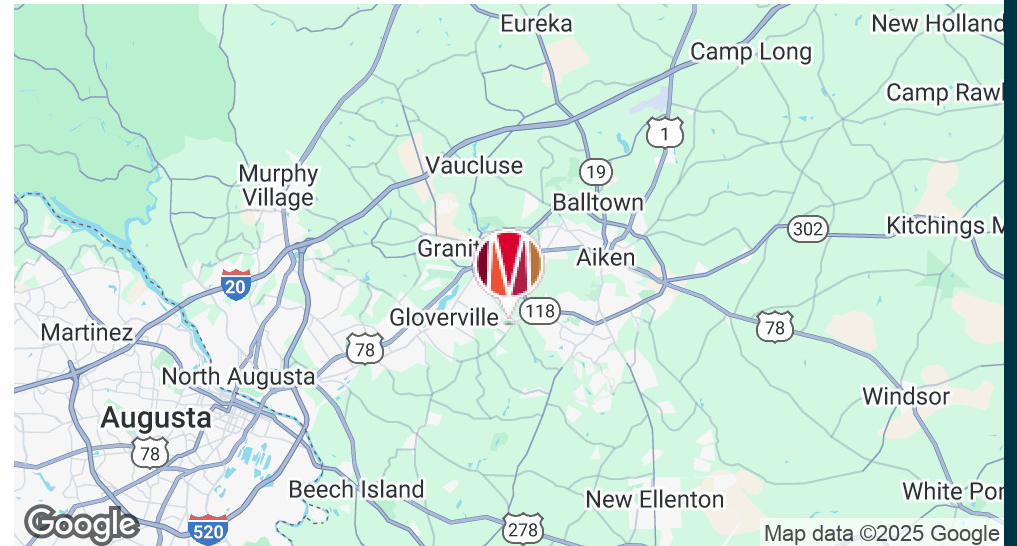


FOR LEASE: 11 DEMEDICIS BLVD, WARRENVILLE SC 29851



OFFERING SUMMARY

Price:	\$3,950/month Modified Gross
Building Size:	10,000 SF
Year Built:	2011
Zoning:	RUD
Grade Level Doors:	2

PROPERTY OVERVIEW

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 OVERVIEW

Located in Aiken County, on the Southwest side of Aiken, and the South side of Warrentville. 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.

FOR LEASE

11 DeMedicis Blvd, Warrentonville SC 29851

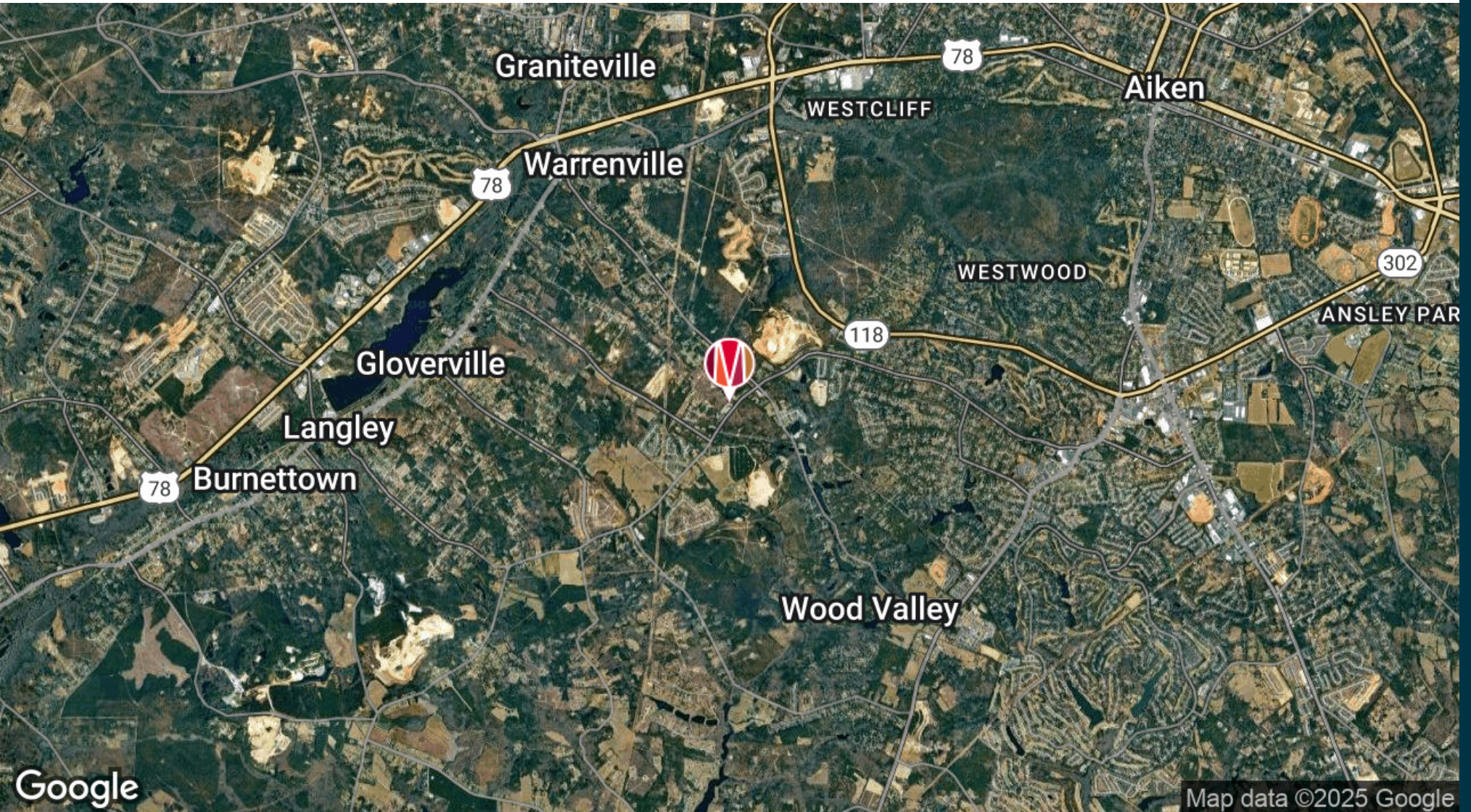
10,000 SF Warehouse Building







LOCATION MAP

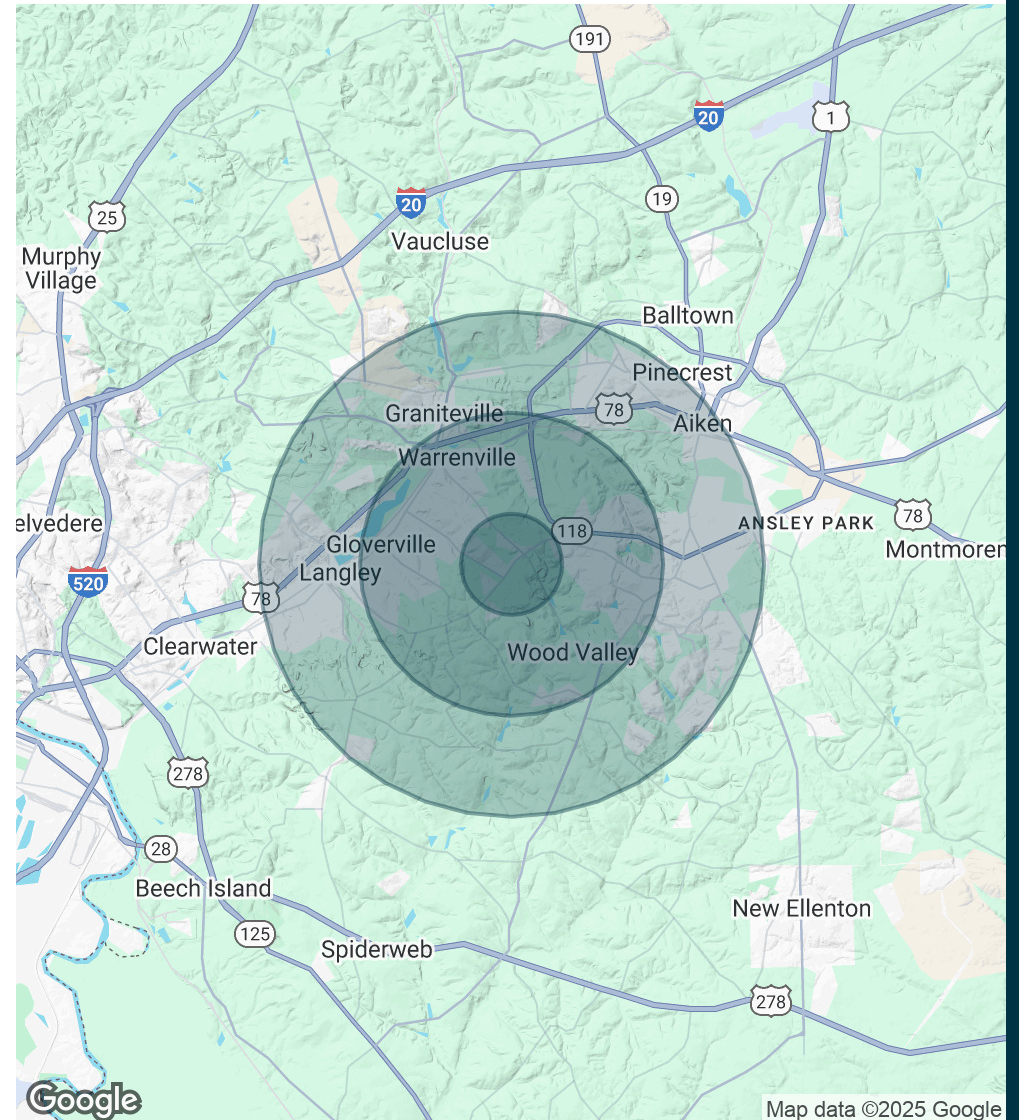


DEMOGRAPHICS MAP & REPORT

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



Map data ©2025 Google



MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

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 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and five grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

SC #49942 // GA #281453