

FOR SALE

**115 Mill Street, Warrentville, SC
29851**

**Currently being used by 3
Businesses**



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This UNIQUE property at 115 Mill Street has a rich historical background, featuring an old mill site that was previously torn down leaving 2 buildings totaling more than 50,000 SF on 16.63 acres in Warrenton SC, near Hwy 1. It borders Horse Creek and actually still has underground brick tunnels from where a canal used to run under the mill. Some of the tunnels have been filled in with dirt from where they shut down the canal, but not all. Restoration may be possible. The approximately 48,000 SF warehouse building has 16' ceilings with 13' heights at its lowest points at the main I-beams. The spacing between columns is 23'x33' creating sufficient room for forklift operations. The building is not heated/cooled but has two primary air circulation vents on the roof which are no longer functional. It has 1 doc high door with ample room for more docs and doors to be added on the exterior. The Roof will need to be resealed/replaced. It is an old building but is currently being used to operate an active business, so with some upgrades it could be functional for many industrial uses. Additionally, there is an office building with 5,700 square feet that is heated and cooled that has offices, bathrooms, showers, and a kitchen. There is also a small workshop building currently used by a carpenter. The main office and small shop are rented month to month as a car lot and a wood working shop generating INCOME. The main warehouse is used by the owner. The details regarding the income can be provided upon request. There is a smokestack (damaged in Hurricane Helene) and Water Tower also located on the property. The office is on Bath public water system. The industrial building is on an 8" 175' deep well. The well produces enough water to fill the water tower and sell water back to Bath Public Water System pending all state and local approvals. Bring your IMAGINATION to view this RARE OPPORTUNITY with UNLIMITED POTENTIAL!

OFFERING SUMMARY

Sale Price:	Unpriced
Lot Size:	16.63 Acres
Building Size:	48,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	767	16,827	81,912
Total Population	1,857	42,180	192,626
Average HH Income	\$58,051	\$74,366	\$85,083



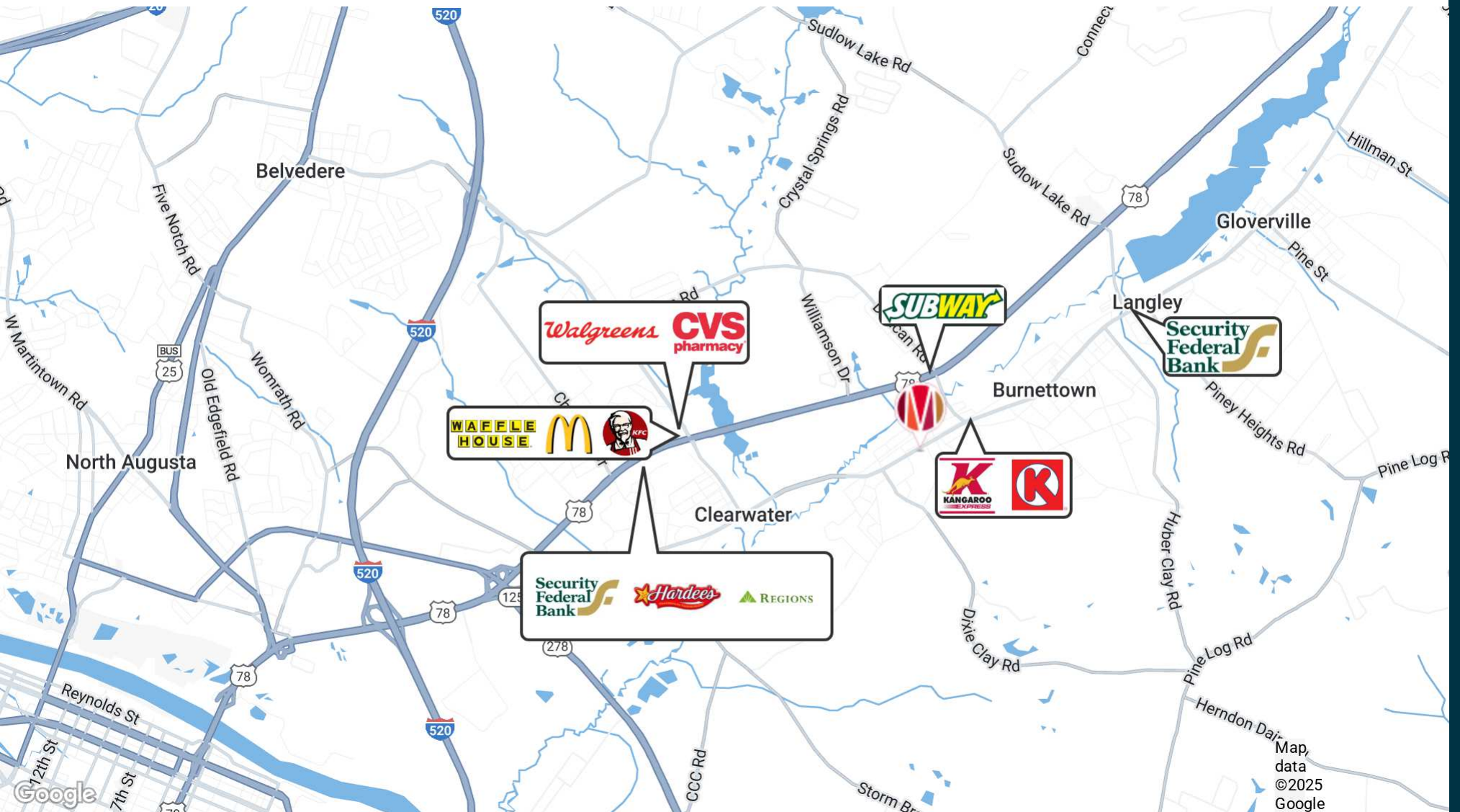
PROPERTY HIGHLIGHTS

- Historically Significant Property with Underground Tunnels where the Canal Runs Underneath.
- Large Warehouse that is not heated/cooled
- Office Space that is heated and cooled
- Income Producing Workshop with Carpenter Tenant in place

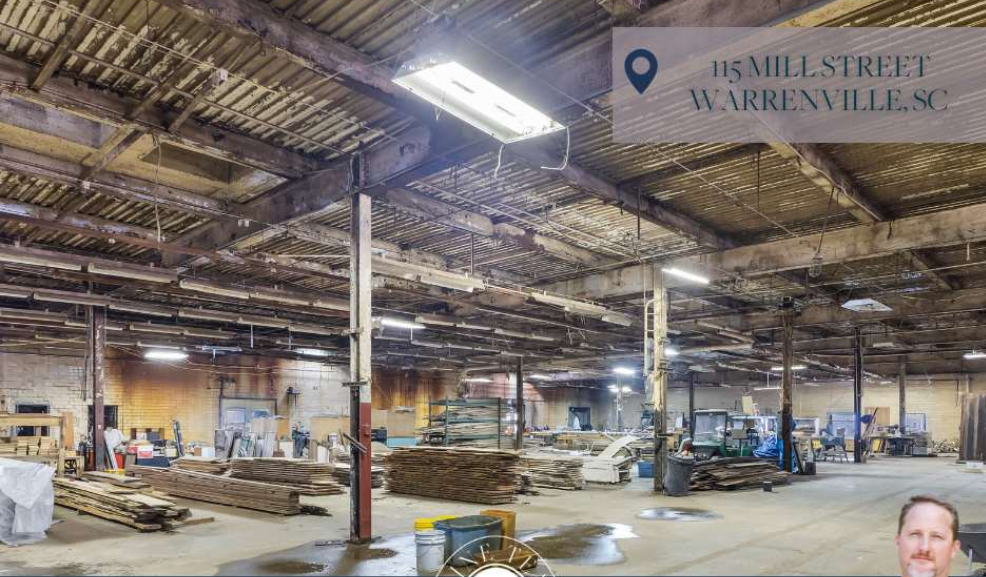
OFFERING SUMMARY

Sale Price:	Unpriced
Building Size:	48,000 SF
Lot Size:	16.63 Acres
Year Built / Renovated:	1983 / -
Zoning:	RUD (per Aiken County)

RETAILER MAP



Map
data
© 2025
Google



115 MILL STREET
WARRENVILLE, SC

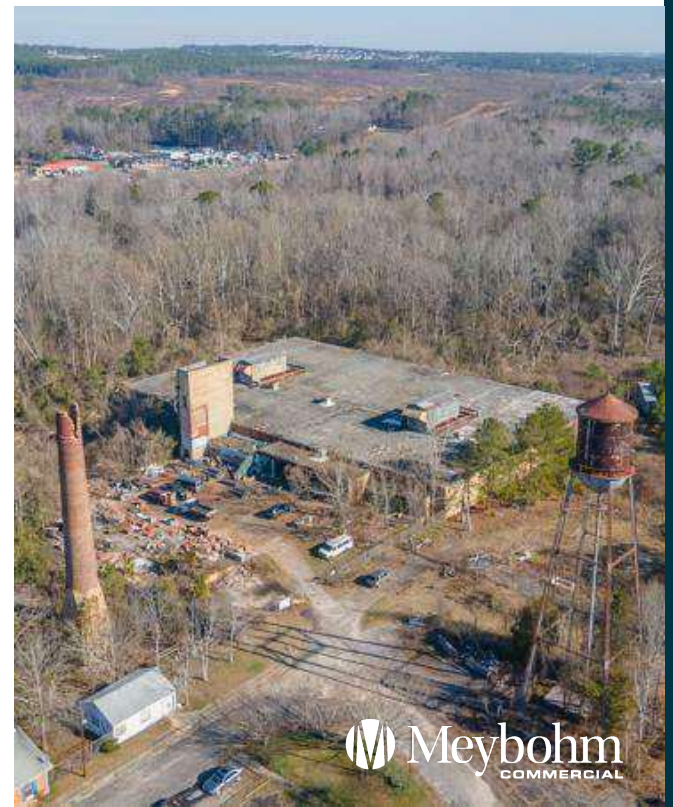
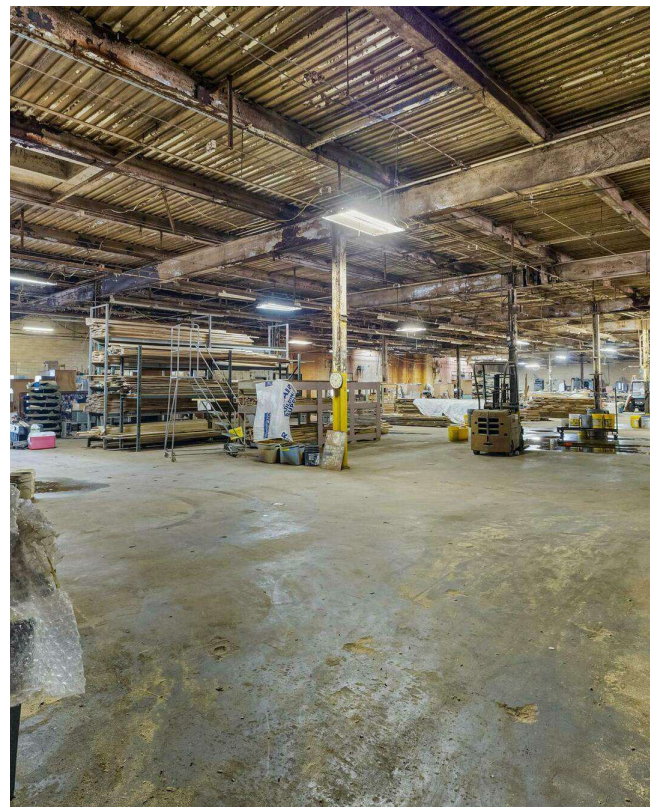
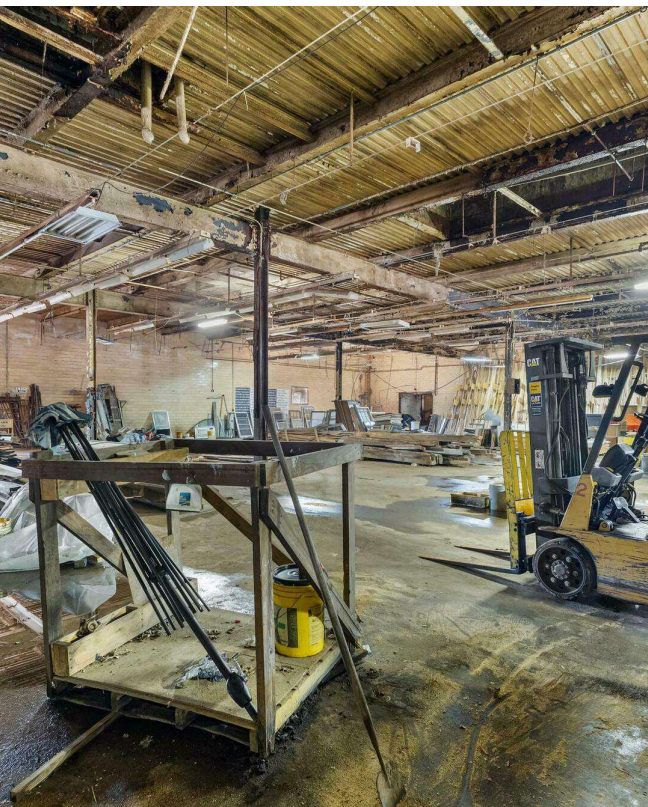
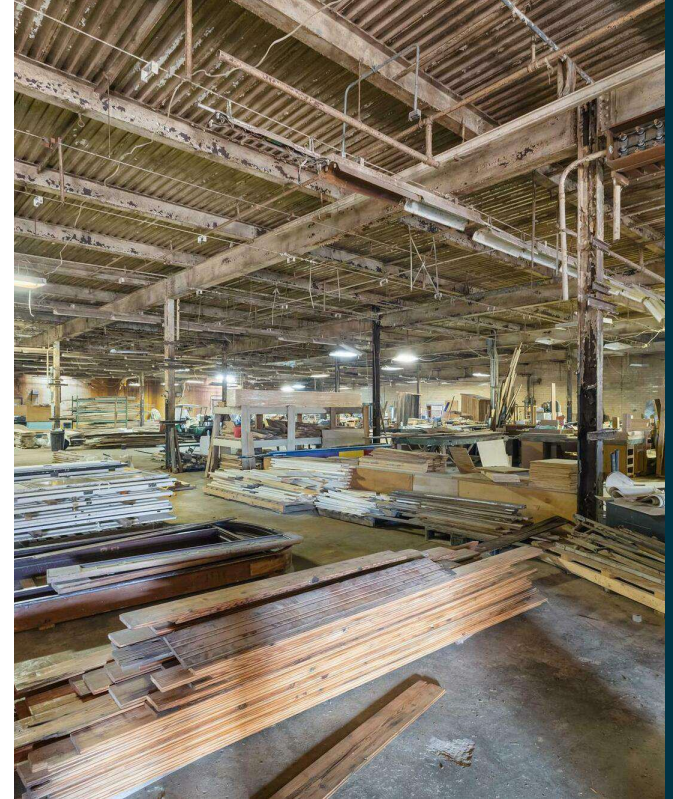
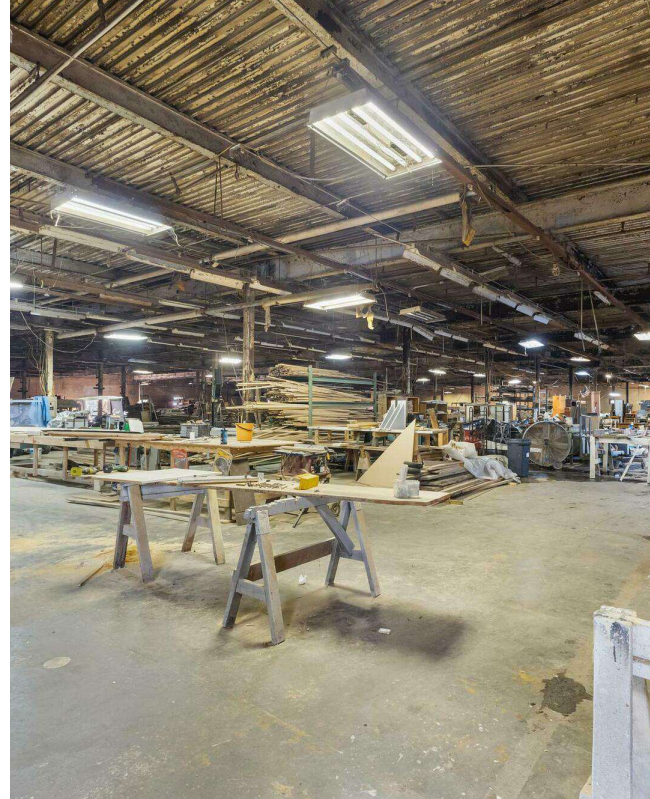
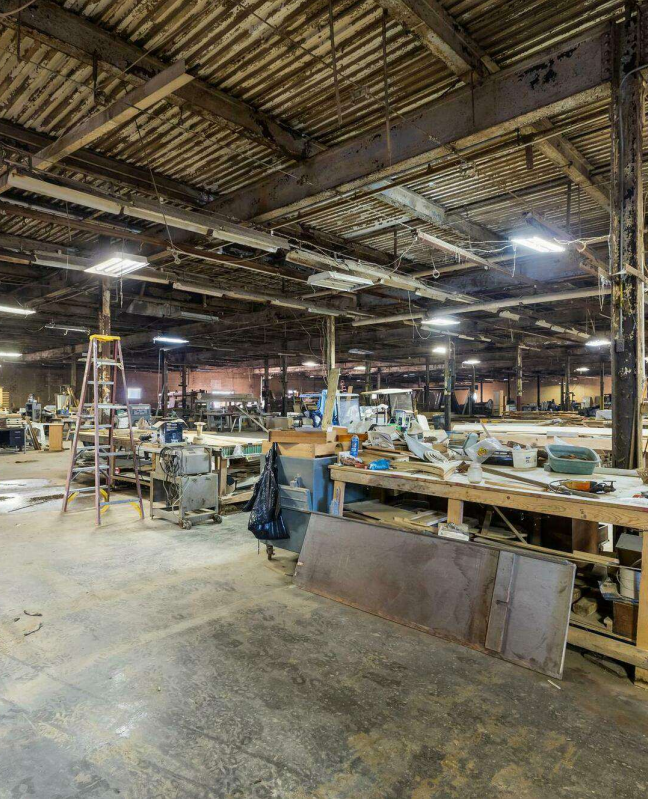


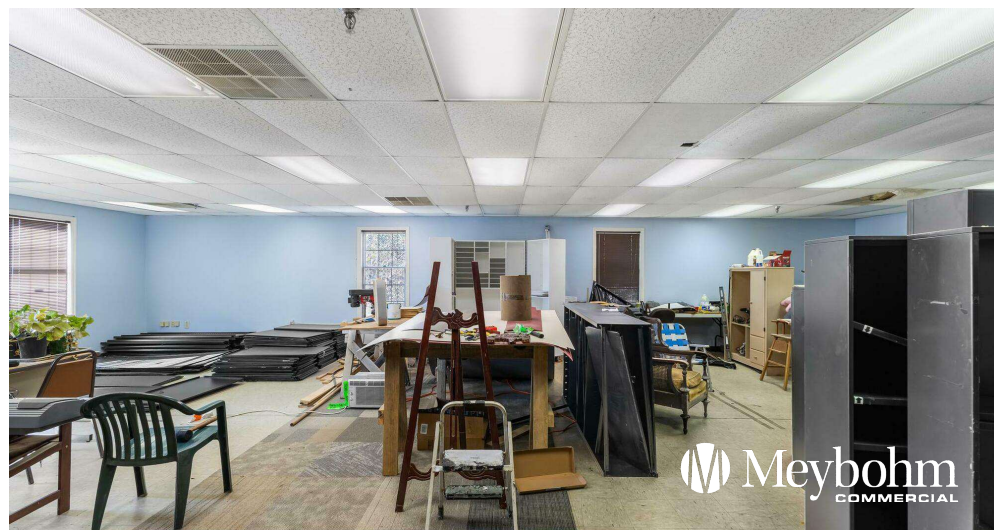
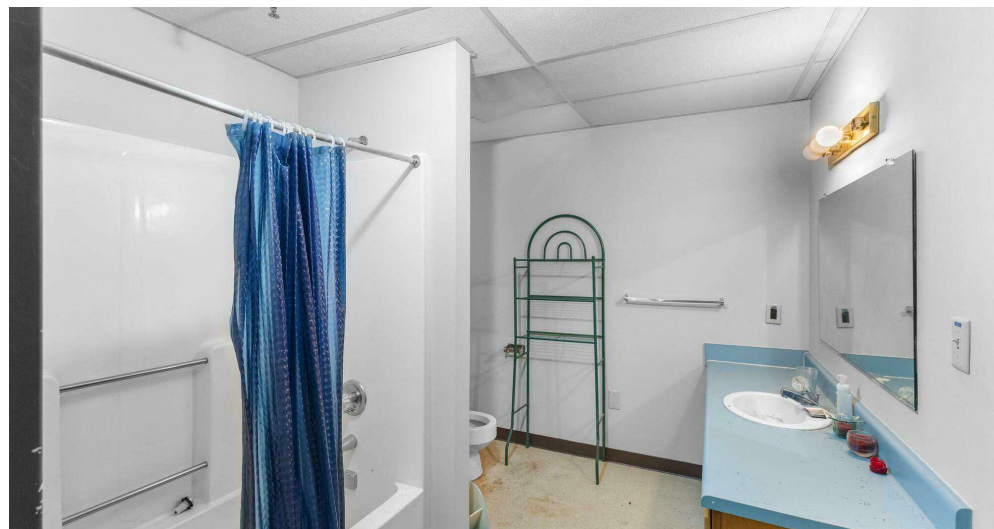
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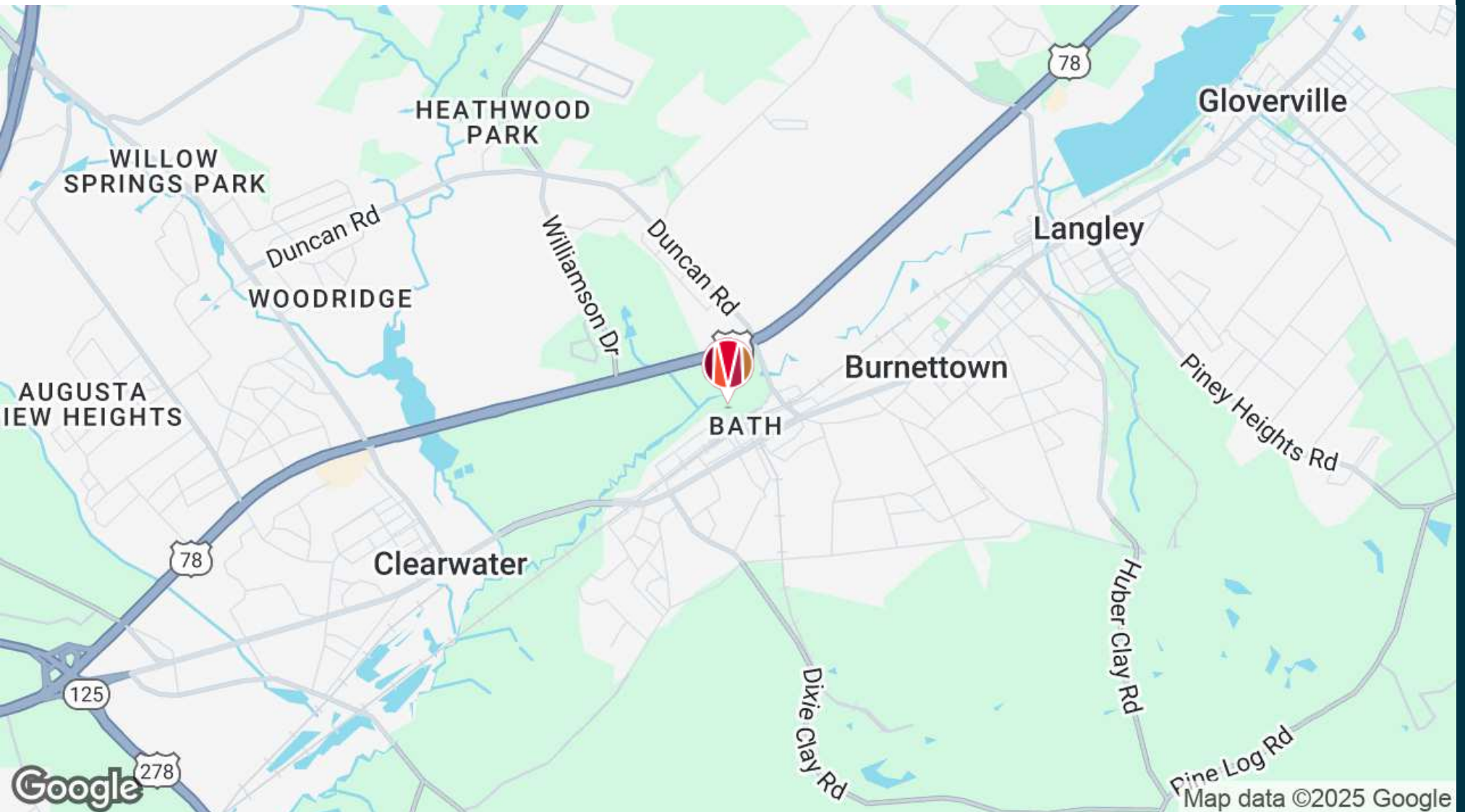
PRIME LOCATION IN A
COMMERCIAL HUB WITH
UNDERGROUND TUNNELS,
LARGE WAREHOUSE, BAY
DOORS, OFFICE AND INCOME
PRODUCING WORKSHOP







LOCATION MAP

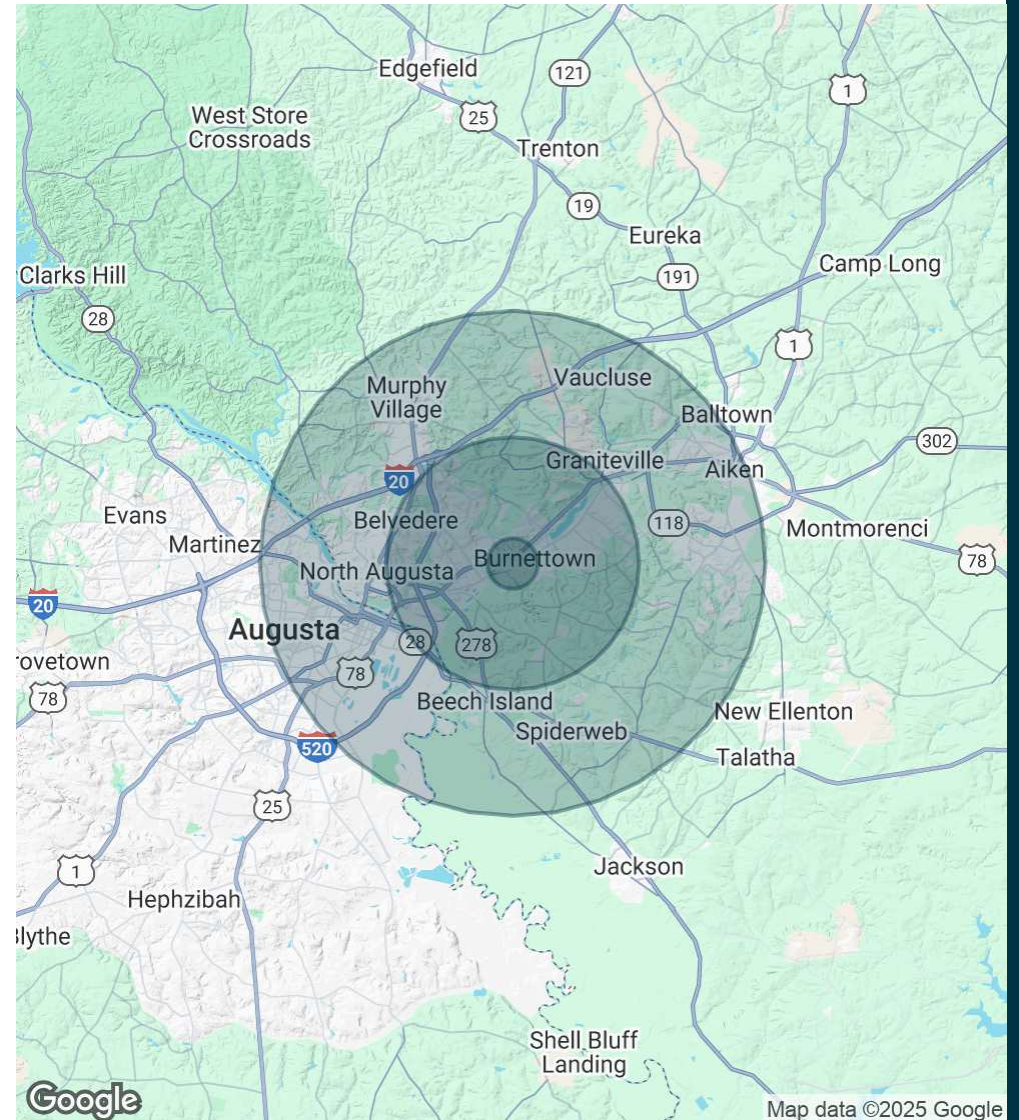


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,857	42,180	192,626
Average Age	41	40	42
Average Age (Male)	39	38	40
Average Age (Female)	43	41	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	767	16,827	81,912
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$58,051	\$74,366	\$85,083
Average House Value	\$173,583	\$194,924	\$248,332

Demographics data derived from AlphaMap





MEYBOHM COMMERCIAL PROPERTIES

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CURT HANNA

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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540