

PRIME FLEX/RETAIL SPACE

FOR SALE

# 199 FARMINGTON & 105 SLATE STONE

**\$2,150,000**



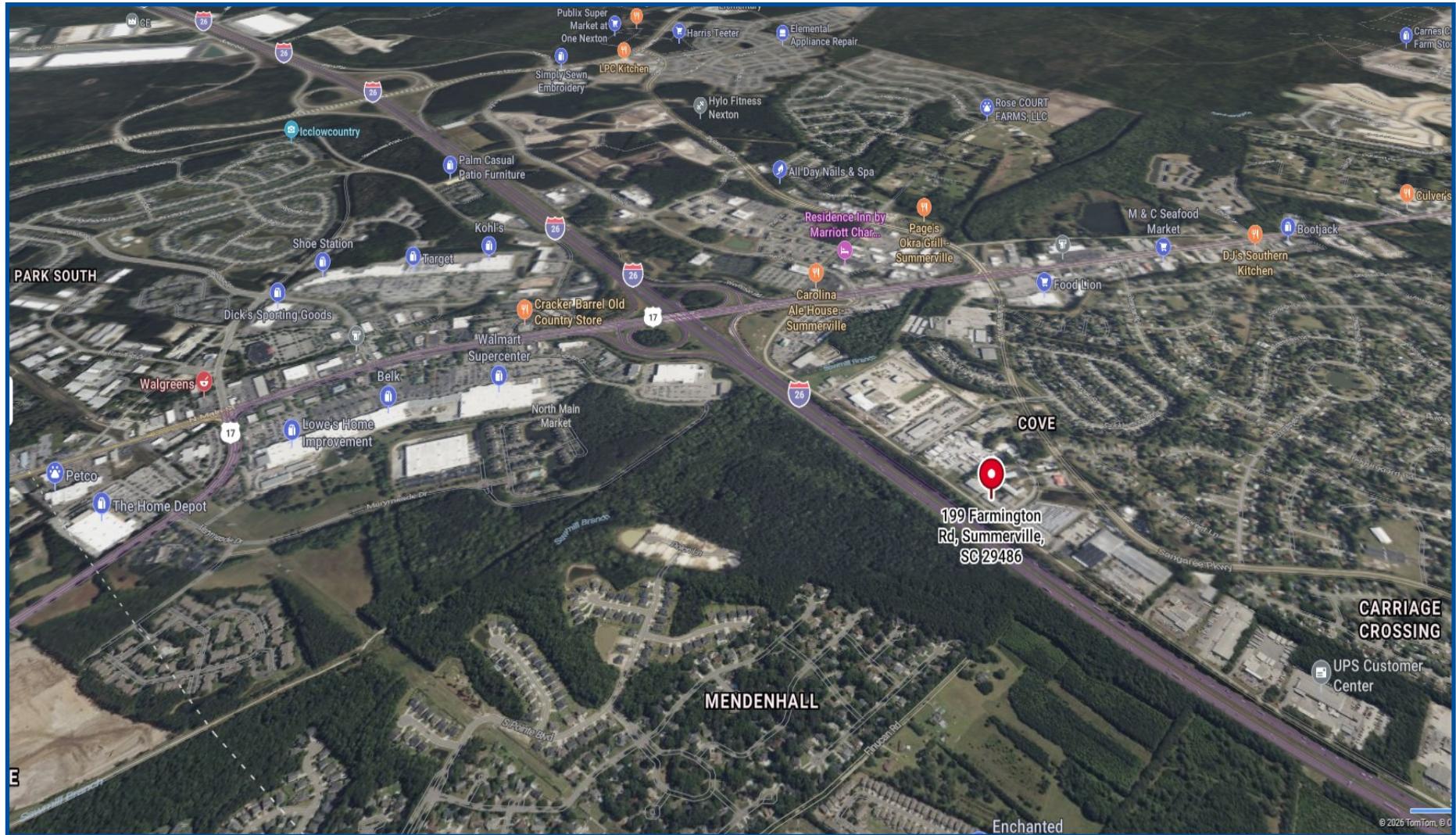
**RE/MAX**  
COMMERCIAL®

199 FARMINGTON RD.

| SUMMERTOWN |

SOUTH CAROLINA

RE/MAX Southern Shores  
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**7,500 SF  
3,200 SF**



**1.13 Acre**



**Berkeley County  
232-00-02-107**



**Heavy Industrial**



10,700 SF of flex/retail space, zoned Heavy Industrial (Berkeley County) on Farmington Rd. Property sits just 1-mile from I-26 exit 199 on the Nexton side of Summerville. Currently configured with two (2) buildings totaling 10,700 SF. 7,500 SF, divided into two (2) 3,750 SF bays fronting Farmington Road, and 3,200 SF, divided into two (2) 1,600 SF bays fronting Slate Stone Drive. Property has excellent visibility fronting Farmington Rd and can be seen from I-26. All 4 suites are currently occupied with NNN leases, and all 4 leases are set to expire within the next year (only 1 tenant has an option to renew). All leases are heavily under market rent, providing a substantial value add opportunity for an investor and/or 1031 exchange. An area of the property behind the 7,500 SF building has been graveled for overflow parking but could be fenced for a small laydown if needed for a future tenant - with potentially some additional area left to use, not currently graveled.

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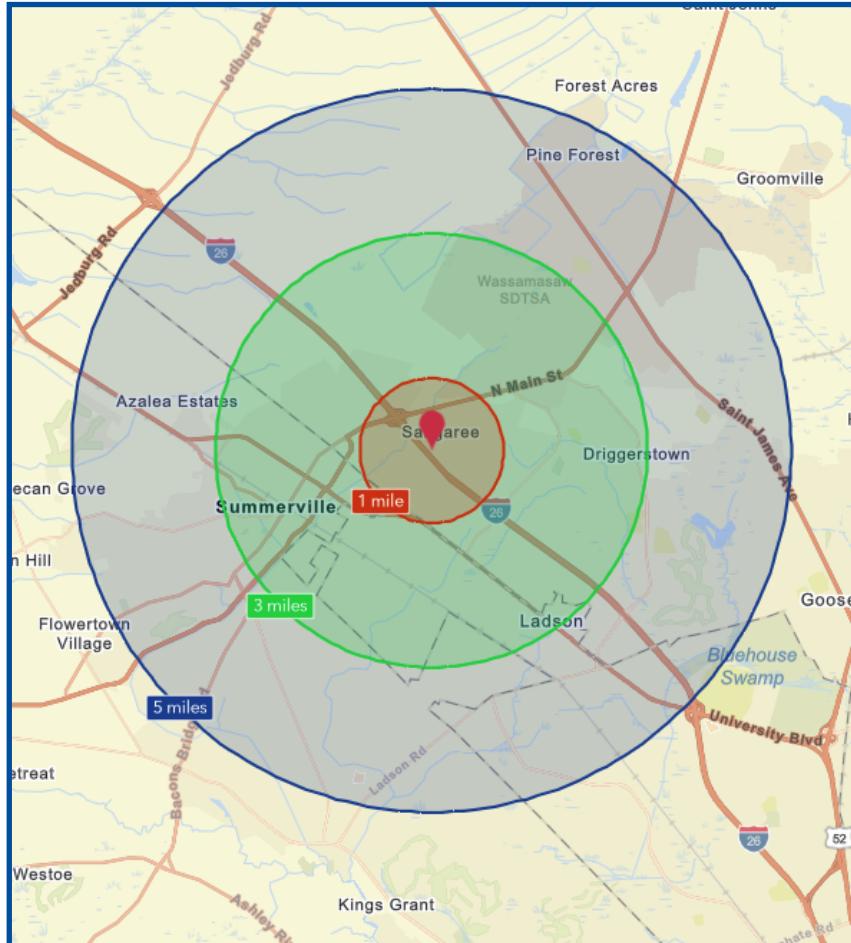


199 FARMINGTON RD.

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## 199 FARMINGTON &amp; 105 SLATE STONE



1m

6,163

Population

3m

58,398

Population

5m

137,297

Population



2,703

Households



23,214

Households



55,536

Households

\$2,150,000



\$87,423

Median Household Income



\$82,538

Median Household Income



\$82,087

Median Household Income

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