



INVESTMENT OPPORTUNITY

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PROPERTY DESCRIPTION

This ±18,850 SF industrial investment property consists of two leased buildings on a ±5.43 acres. Building A includes ±990 SF of office space and ±7,860 SF of warehouse space with 16’ clear height, two dock-high doors (10’ x 12’), and two drive-in doors (12’ x 12’). Building B is a ±10,000 SF warehouse building featuring one dock-high door (10’ x 12’) and one drive-in door (14’ x 12’) with approximately 22ft clear height. Tenant installed entirely new HVAC system in Building B. Both buildings have been recently completely renovated with high quality finishes, and superior attention to detail.

The property offers a fully fenced parking lot and lay down yard with key card access, approximately 15 parking spaces (recently restriped), and ample truck parking and laydown area. The premises are well suited for various industrial uses including warehousing, distribution, or light manufacturing.

OFFERING SUMMARY

Sale Price:	\$1,725,000
NOI:	\$128,850
Building A:	±990 SF office ±7,860 SF warehouse
Building B:	±10,000 SF warehouse

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	189	4,262	16,070
Total Population	438	10,029	38,098
Average HH Income	\$95,893	\$93,175	\$87,618



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PROPERTY HIGHLIGHTS

- Both buildings currently leased with modified gross leases to two tenants
- Building A is leased month to month to a furniture business (\$9/sq ft = \$6,637.50/month), either party can give 90 days notice to vacate
- Lease Commencement Date for Building A = February 1, 2026, rent increases 3% annually
- Building B is leased for 10 years to an indoor baseball and softball training facility (The Yard Upstate) (\$8/sq ft = \$7,500/month)
- Lease Commencement Date for Building B = July 15th, 2025, Rent Commencement Date = November 12th, 2025, remaining term = 117 months, rent increases 3% annually
- Current Cap Rate @ \$1,033,410 Property Tax Assessment = 7.55%
- Current Operating Expenses- Insurance = \$12,000/year, HVAC Repair (Est) = \$2,000/year, Landscaping = \$4,800/year, Property Taxes = \$20,607.16
- Property Taxes are calculated based on previous purchase price (\$1,379,642) with ATI exemption
- Gross Yearly Rent = \$169,650
- Net Operating Income (NOI) = \$128,850
- Estimated Cap Rate at Asking Price = 7.15% (accounting for increase in property tax assessment)
- Building A is leased to a furniture wholesale and distribution business, Best4Less Furniture and Liquidation, who consolidated their operation from three separate buildings into just one
- The Yard occupies Building B, The Yard is South Carolina's premier indoor baseball and softball <https://www.theyardupstate.com/>



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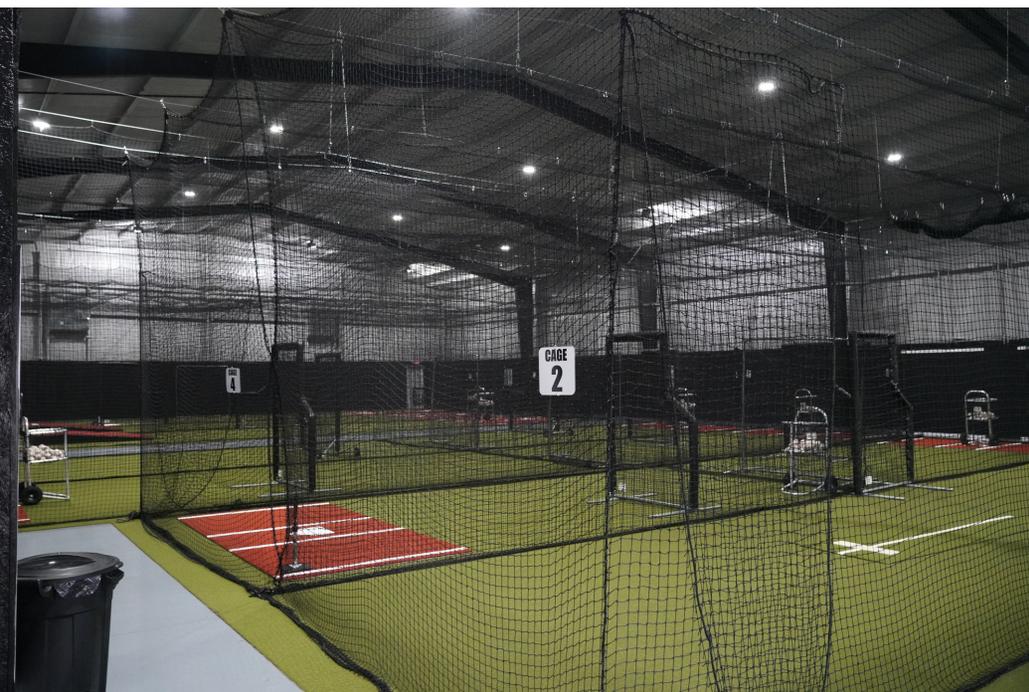
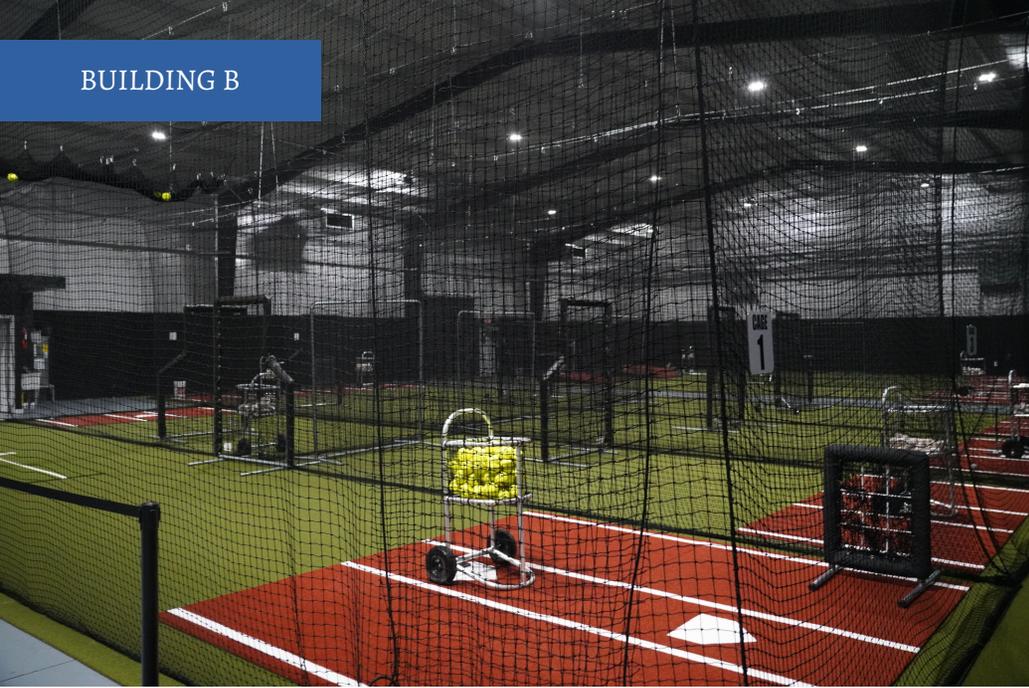


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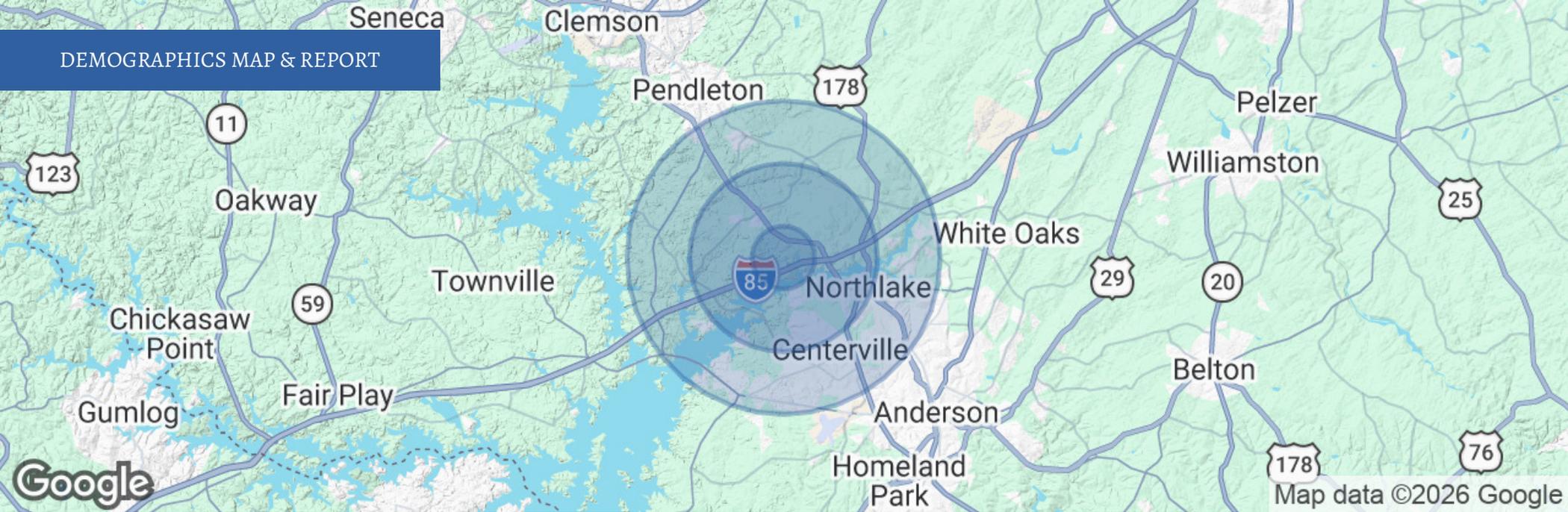
BUILDING B



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	438	10,029	38,098
Average Age	47	44	43
Average Age (Male)	46	43	42
Average Age (Female)	48	46	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	189	4,262	16,070
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$95,893	\$93,175	\$87,618
Average House Value	\$373,217	\$301,251	\$308,940

Demographics data derived from AlphaMap



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