

**SALE**

# Out O Space Self Storage

**3110 SALUDA DAM RD**

Easley, SC 29640

**PRESENTED BY:**

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## PROPERTY SUMMARY



VIDEO

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,300,000
<b>NUMBER OF UNITS:</b>	95
<b>LOT SIZE:</b>	3.97 Acres
<b>BUILDING SIZE:</b>	13,690 SF

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### PROPERTY DESCRIPTION

SVN Palmetto is pleased to present Out-O-Space Storage in Easley, SC. This property sits on 3.97 acres, which creates room for expansion. It is 13,690sqft and features 95 non-climate-controlled units. This area is continuing to grow in population, with 53,564 people in the 5-mile radius, which also includes 20,496 households. This area is also experiencing positive rental growth. This site also has 72 of 95 units occupied, which gives the new owner potential for additional cash flow once fully occupied. Part of a 2 property storage portfolio that can be purchased together or separate.

### PROPERTY HIGHLIGHTS

- 95 units- fenced with electronic gate access
- Room to Expand with a home onsite - great for a manager
- Between Greenville and lake Keowee & Jocassee

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Out O Space self storage is well located just west of downtown Greenville. The property is equidistant to Hwy 123, Hwy 183, and White Horse Rd offering ease of access to customers coming from all directions and catching customers traveling between Greenville and the lakes. Well located in the path of progress, the property will capture Easley residents and spillover from Greenville County.

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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS

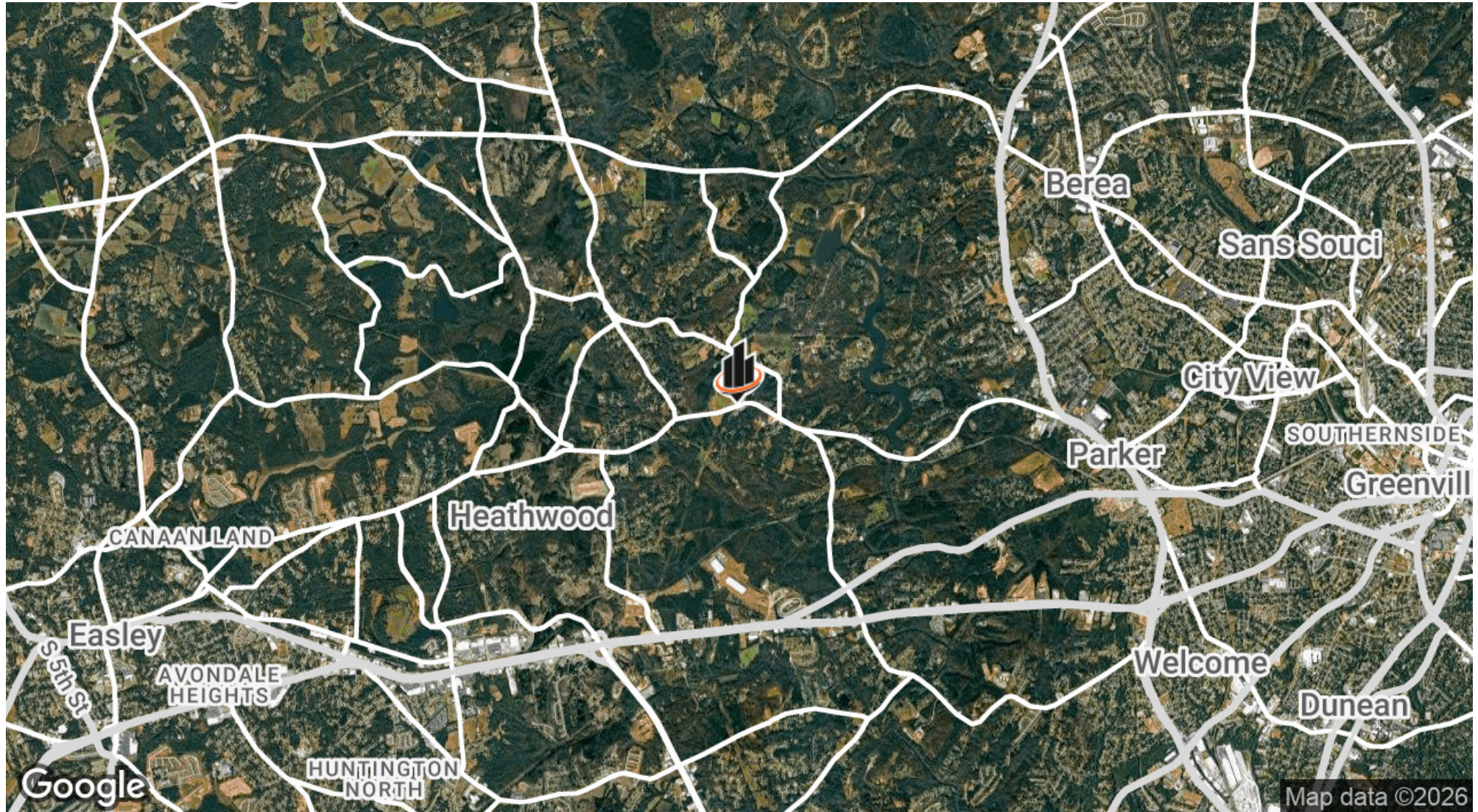


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## LOCATION MAP

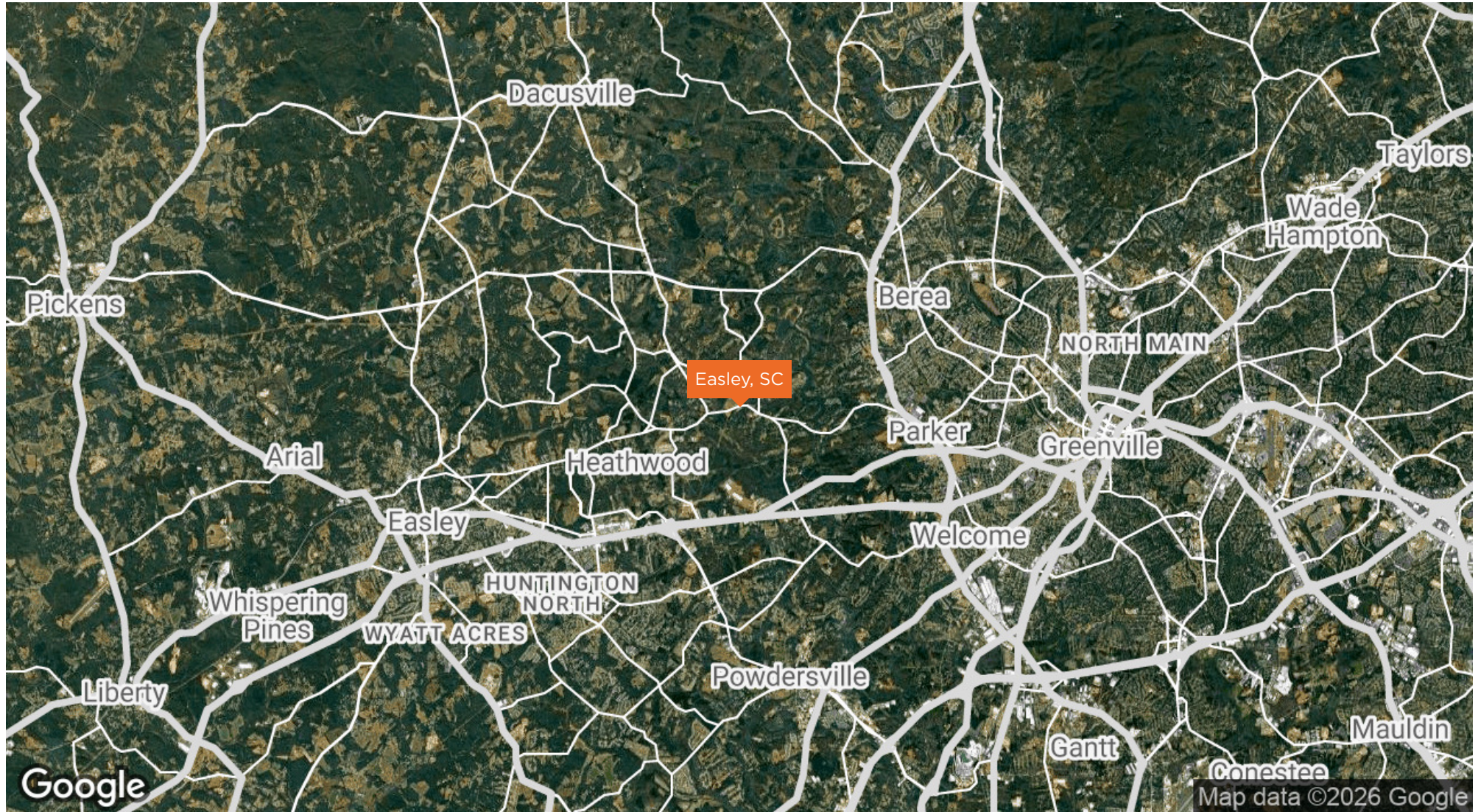


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## REGIONAL MAP



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## ADVISOR BIO 1



### STEPHEN AHRUD

Broker -in- Charge

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Direct: **404.272.0054**

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### PROFESSIONAL BACKGROUND

Stephen Ahrud is the Broker-In-Charge at SVN Palmetto in Greenville, SC, where he has been shaping the commercial real estate landscape since joining as an advisor in 2016. Acquiring the BIC title in 2021, Stephen has leveraged his passion for the Upstate and his commitment to helping entrepreneurs and investors to drive significant growth and success for his clients.

With a specialty in flex spaces, land, and self-storage, Stephen brings an eclectic mix of expertise and experience to the table. His dedication to understanding the unique needs of each client has enabled him to build strong relationships and achieve remarkable results.

Before diving into the world of commercial real estate, Stephen honed his skills in apartment advertising, gaining valuable insights that have contributed to his comprehensive understanding of the real estate market.

Stephen's journey into commercial real estate was fueled by his desire to influence the growth and development of the Upstate region. His work has been instrumental in helping businesses and investors find the perfect spaces to thrive.

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## ADVISOR BIO 2



### NICK HAMMETT

Advisor

nick.hammett@svn.com

Direct: **864.414.0560**

### PROFESSIONAL BACKGROUND

With over 16 years of experience in the real estate industry, I specialize in helping clients buy, sell, lease, or build-to-suit across Flex/Industrial properties and Land Development. My team and I are committed to delivering top-level service, whether structuring a purchase or sale, negotiating leases, managing build-to-suit projects, or creating pro forma strategies that maximize investment outcomes.

As a proud South Carolina native, I've seen firsthand the incredible growth and opportunity our state has to offer. I'm passionate about connecting people, businesses, and investors with the right properties to support that growth and help shape the future of our communities.

### EDUCATION

Bachelors Of Science in Business Administration at Lee University School of Business

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## ADVISOR BIO 3



### BRADY BRANNON

Advisor

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Direct: **864.714.2670**

### PROFESSIONAL BACKGROUND

Brady Brannon is a commercial advisor based in Greenville, South Carolina, serving clients across the Upstate and broader Southeast. He specializes in industrial, flex, and land opportunities, helping companies and investors make strategic decisions through data-driven insights and strong local relationships. Known for his “boots on the ground” approach, he combines market knowledge with creative deal structuring to uncover opportunities others might miss. Brady is passionate about helping people navigate real estate with clarity, confidence, and purpose. Above all, he values faith, family, and building lasting relationships that extend far beyond the transaction.

### EDUCATION

Anderson University (SC) 2015  
Bachelor of Science - Business Marketing

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