

FOR LEASE

±1,536 SF Office With ±2 Acre Laydown Yard



13475 SC Hwy 28
Clarks Hill, SC 29821



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Property Description:

Available for lease, this ±1,536 SF office building offers a functional layout designed to support a variety of professional and service-oriented businesses. The space features multiple private offices, a spacious common area, two restrooms, and a full kitchen, creating a comfortable and efficient work environment. A unique advantage of this offering is the separate ±2-acre laydown yard located directly across SC Highway 28, which can be cleared and graded to accommodate outdoor storage, equipment parking, fleet vehicles, or other operational needs. Combining dedicated office space with nearby yard storage, this property presents a rare opportunity for contractors, utility companies, landscaping businesses, and other users seeking both administrative space and outdoor functionality. Conveniently located just minutes from Evans Town Center, Martinez, and Pollards Corner, the property offers excellent access to the greater Augusta market and is available for immediate occupancy.

Offering Summary

Available Space:	±1,536 SF
Laydown Yard:	±2 AC
Lease Rate:	\$3,000/month (NNN)

Acreage, taxes, tax credits, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent

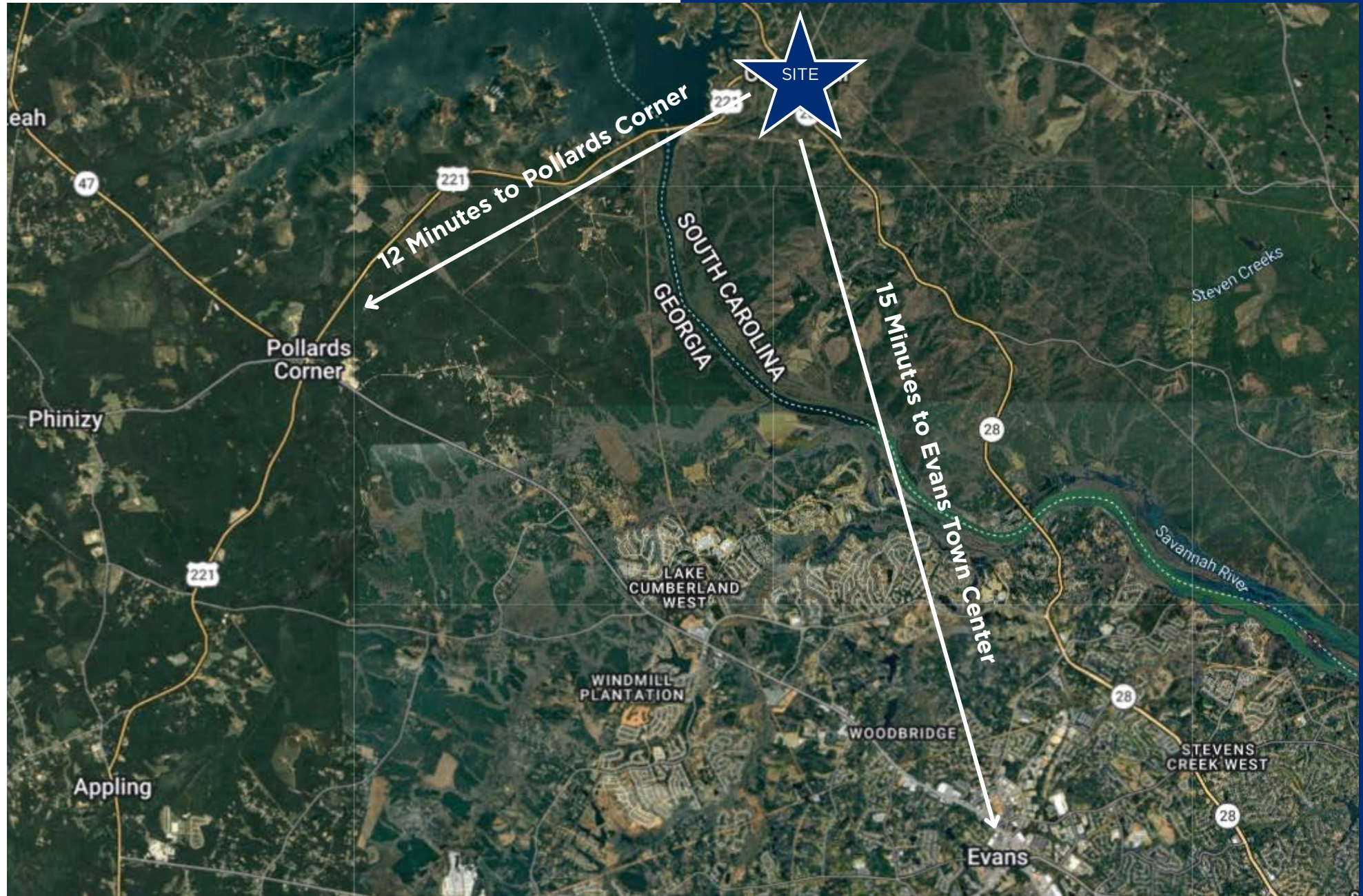


Property Photos



Local Retailers & Amenities

Clarks Hill, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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