

FOR SALE

7200+/- SF OFFICE/WAREHOUSE

1045 Gates Rd
Irmo, SC 29063

DAVID BROCK

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Executive Summary



| | |
|------------|------------------|
| Sale Price | \$897,000 |
|------------|------------------|

OFFERING SUMMARY

| | |
|----------------|------------|
| Building Size: | 7,200 SF |
| Available SF: | 7,200 SF |
| Lot Size: | 1.36 Acres |
| Price / SF: | \$124.58 |
| Year Built: | 2015 |
| Zoning: | GC |
| Traffic Count: | 25,600 |

PROPERTY OVERVIEW

Discover the perfect blend of functionality and convenience with this 7,200 SF facility, ideally located just minutes from I-26. The property features a spacious 4,800 SF warehouse, fully insulated and climate-controlled, ensuring optimal conditions for your operations. With a 22-ft ceiling height and a mezzanine level, this warehouse offers ample vertical space, including a 16-ft remote-operated rollup door for seamless access. The 2,400 SF open-concept office space is designed for modern business needs, featuring luxury vinyl plank (LVP) flooring, two ADA-compliant bathrooms, and a kitchenette for your team's comfort. Situated on 1.36 acres, this property offers flexibility with the option to use a forklift and air compressor. This is an ideal space for businesses looking to expand or optimize their operations in a strategic location.

PROPERTY HIGHLIGHTS

- 7,200 SF facility with 4,800 SF warehouse and 2,400 SF office space
- Warehouse -Insulated, climate-controlled, and equipped with a 22-ft ceiling height
- Mezzanine and 16-ft remote-operated rollup door for easy loading/unloading
- Open-concept design with LVP flooring, 2 ADA bathrooms, and kitchenette
- Minutes from I-26 on a 1.36-acre lot
- Option to use forklift and air compressor on-site



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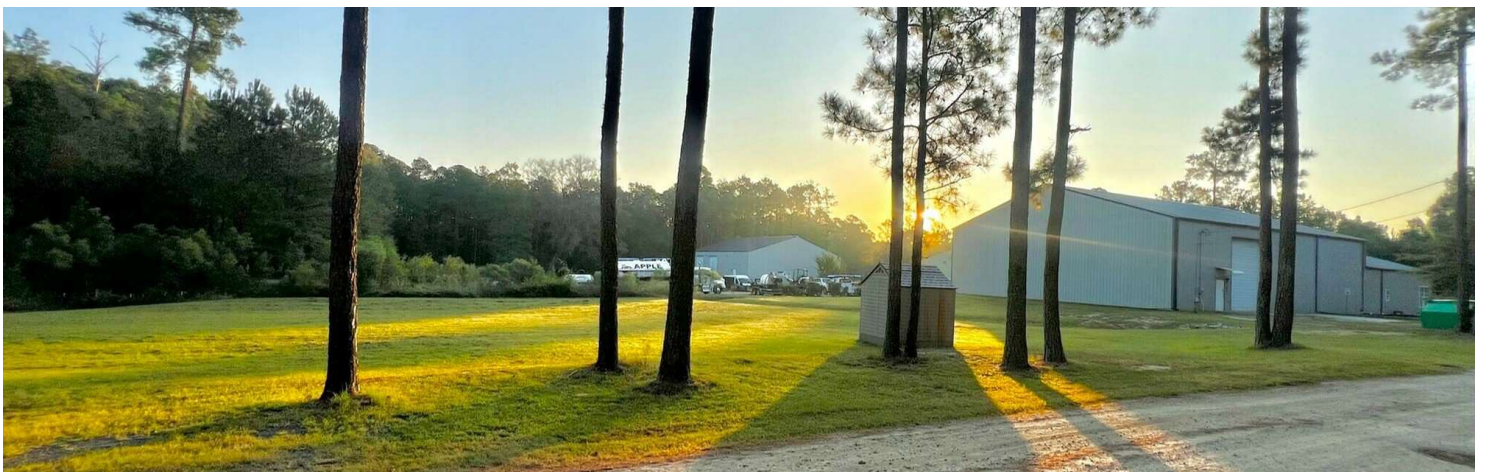


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**INDUSTRIAL PROPERTY
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Building Photos



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Office Photos



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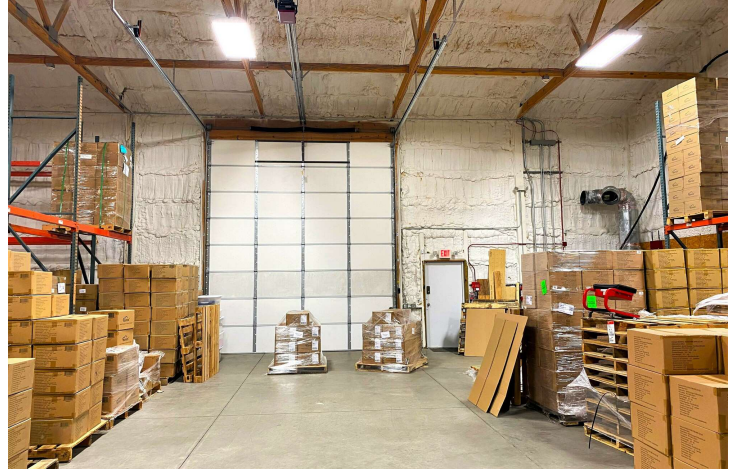
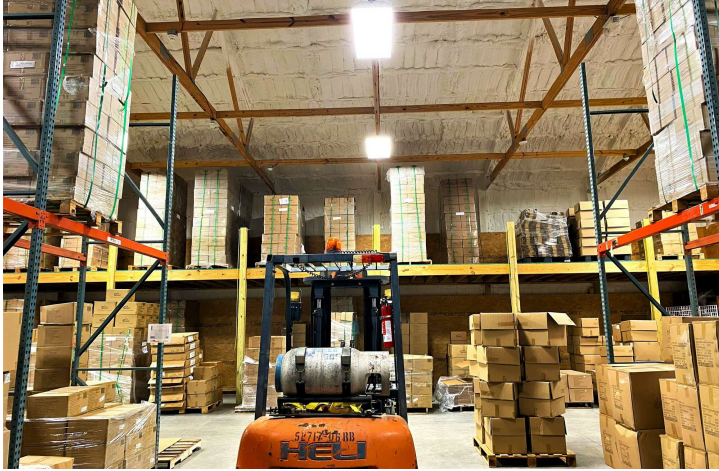


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INDUSTRIAL PROPERTY
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Warehouse Photos



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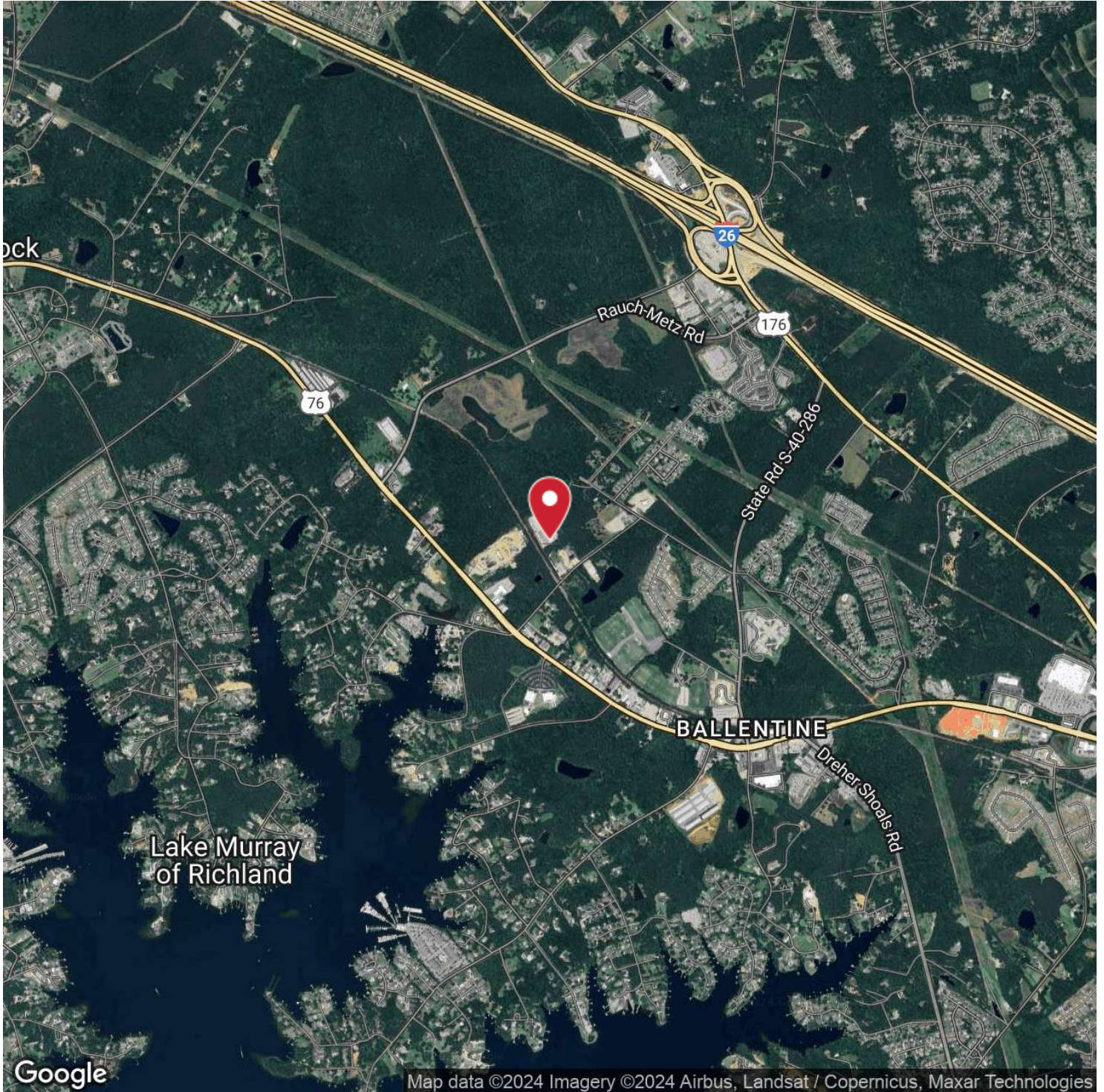


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Location Map



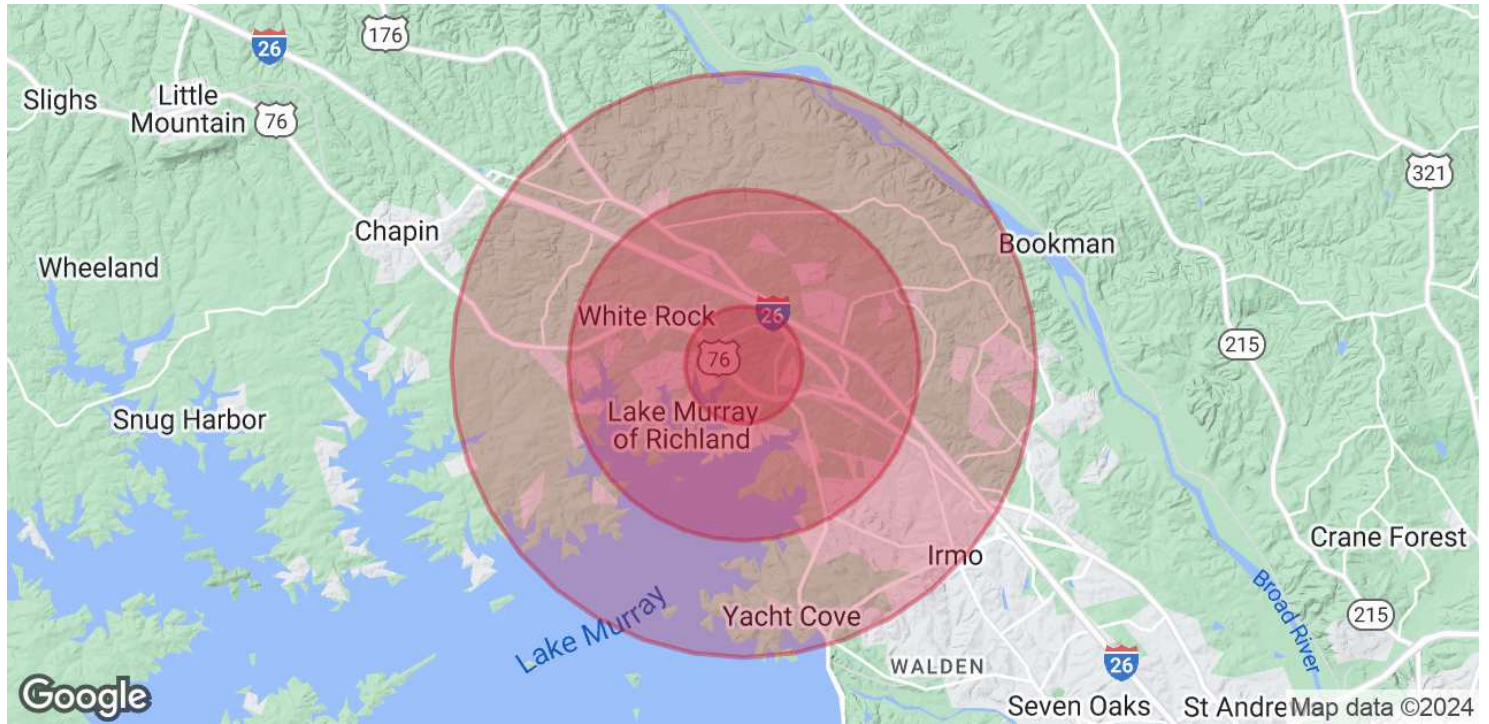
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Demographics Map & Report



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 1,963 | 23,145 | 50,625 |
| Average Age | 39.8 | 37.3 | 41.0 |
| Average Age (Male) | 38.2 | 35.7 | 39.4 |
| Average Age (Female) | 39.6 | 37.6 | 41.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 728 | 7,795 | 18,794 |
| # of Persons per HH | 2.7 | 3.0 | 2.7 |
| Average HH Income | \$119,575 | \$119,634 | \$109,933 |
| Average House Value | \$326,042 | \$286,891 | \$277,898 |

| TRAFFIC COUNTS |
|-----------------------|
| 25,600/day |

2020 American Community Survey (ACS)

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