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ONLINE



24,000 SF FOR SALE

653 Highway 121 | Johnston, SC 29832

WIL KACOS
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706 • 736 • 1031

ZONE | GC

5.43 AC

PRICE | \$775,000



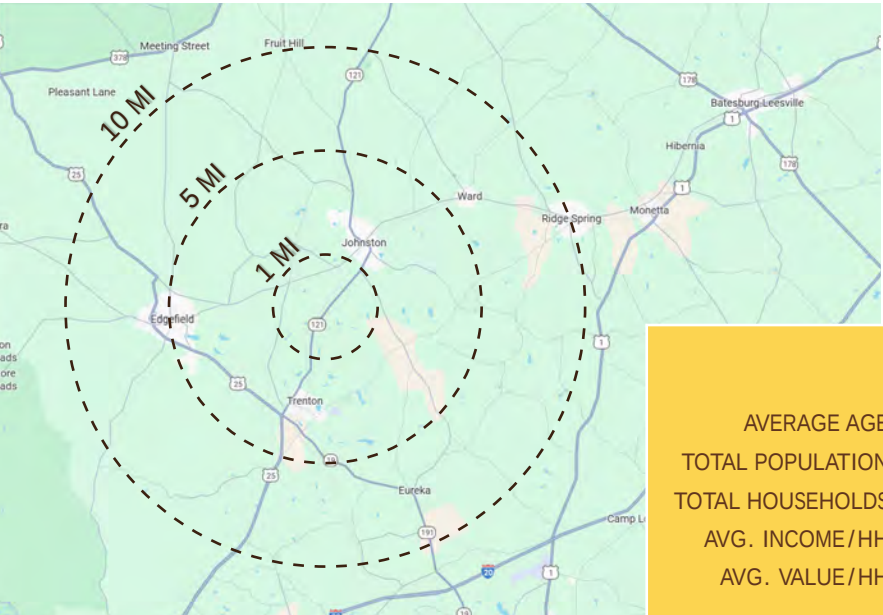
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This approximately 24,000 sq/ft warehouse is located on Highway 121 just 3.2 miles South of Downtown Johnston. The property is bordered by rail in the rear with existing rail docks on the building. Easy access to I-20 toward Atlanta and Columbia.

This property offers a versatile space suitable for a range of industrial/warehouse/distribution operations. The building has two dock-high doors with dock levelers, eight grade-level roll-up doors, and approximately 3,400 sq/ft of cold storage for produce distribution.

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- 2 dock-high doors with dock levelers
- 8 grade-level doors
- Potential for cold storage
- Highway 121, Johnston, SC VPD - 7,100



	1 MI	5 MI	10 MI
AVERAGE AGE	44	44	44
TOTAL POPULATION	86	5,426	17,452
TOTAL HOUSEHOLDS	35	2,301	6,517
AVG. INCOME/HH	\$97,802	\$70,793	\$76,976
AVG. VALUE/HH	\$206,520	\$228,230	\$211,783







JOHNSTON

COLUMBIA ROAD

STATE HWY S-19-20

COLUMBIA HIGHWAY NORTH

EDGEFIELD

AUGUSTA ROAD

DOLLAR GENERAL



EDGEFIELD COUNTY AIRPORT

GENERAC

EDGEFIELD HIGHWAY

BRIDGESTONE

BRIDGESTONE
Firestone

AIKEN REGIONAL AIRPORT



EDGEFIELD COUNTY STATISTICS



River Region Population:
27,679



Annual Growth Rate:
2%



Average Commute:
26 mins



Medium Income:
\$66,878



Unemployment Rate:
3.4%

Major Industry: Titan Farms (58 employees and 900 seasonal employees), Costa Farms (28 employees and 900 seasonal employees), Generac (440 employees), Trantech Radiator (98 employees), Milliken & Company (225 employees), US Fibers (270 employees), and Southern Felt (140 employees)

Healthcare: Edgefield County Hospital (212 employees)

Education: Edgefield County School District (540 employees)

