

Buildings Available | Chesterfield County Jefferson, South Carolina



704 Armory Road

704 Armory Road Property Features

- ± 13.2 acres improved with an $\pm 18,000$ SF former National Guard Armory Building
 - 9,644 SF office/conference/training/break room/baths
 - 8,356 SF warehouse/indoor shooting range/gym
- ± 10 acres surplus land fenced lay-down yard
- Most recently used as trucking company corporate logistics office and truck staging area / repair facility
- Sale Price: \$899,000
- Lease Rate: \$7,500/Month/NNN



755 Armory Road

755 Armory Road Property Features

- ± 10.3 acres improved with one office/warehouse building totalling approximately $\pm 1,800$ SF and 3 open air connected storage sheds totaling approximately $\pm 17,400$ SFD and one free standing independent equipment barn totaling $\pm 3,600$ SF
- Semi/dumptruck drive-on scale
- Sale Price: \$399,000
- Lease Rate: \$4,000/Month (NNN)

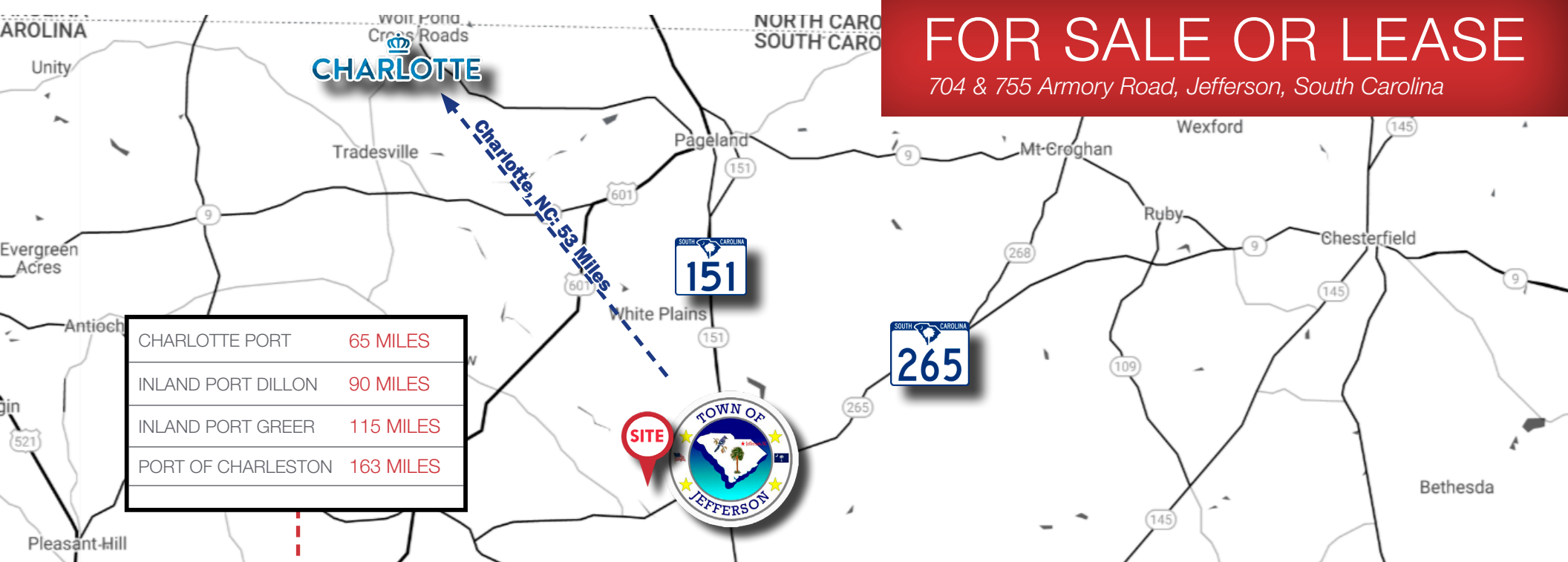
Both properties could be purchased together or separately

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CHARLOTTE PORT	65 MILES
INLAND PORT DILLON	90 MILES
INLAND PORT GREER	115 MILES
PORT OF CHARLESTON	163 MILES

Location & Infrastructure

- Chesterfield's location is strategic: it's close to major highways/interstates, with access to CSX rail, within driving distance of Charlotte and several ports.
- The County offers certified industrial sites, industrial parks (some rail-served), available buildings, and infrastructure (water, wastewater, electricity, natural gas, fiber).

Incentives & Cost Advantage

- Chesterfield County offers tax incentives (job tax credits, lower assessment ratio for manufacturers under certain conditions) to attract or expand industries.
- Lower cost of doing business than many metro areas: utilities, construction, land may be cheaper.

Manufacturing is Dominant

- Manufacturing is the largest industry by employment. As of 2023, about 4,354 people worked in manufacturing in the County.
Data USA
- This includes metalworking, machinery, downstream metal & nonmetal products.
- Haile Gold Mine is less than ± 10 miles away.

For more information:

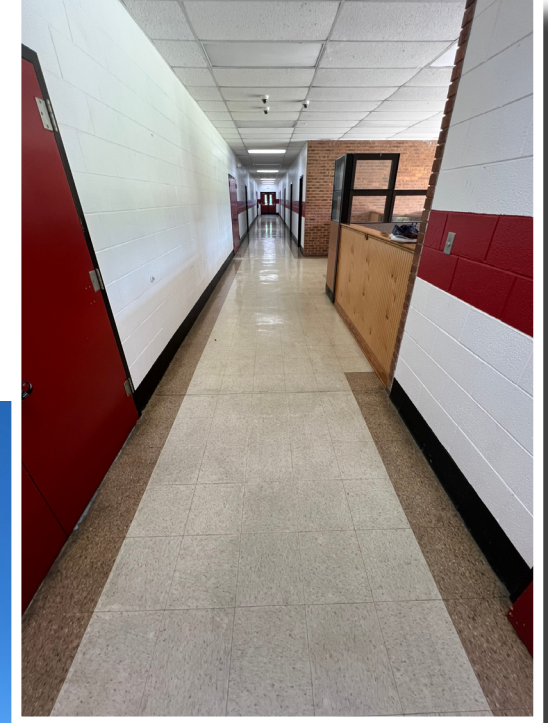
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FOR SALE OR LEASE

704 & 755 Armory Road, Jefferson, South Carolina

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