

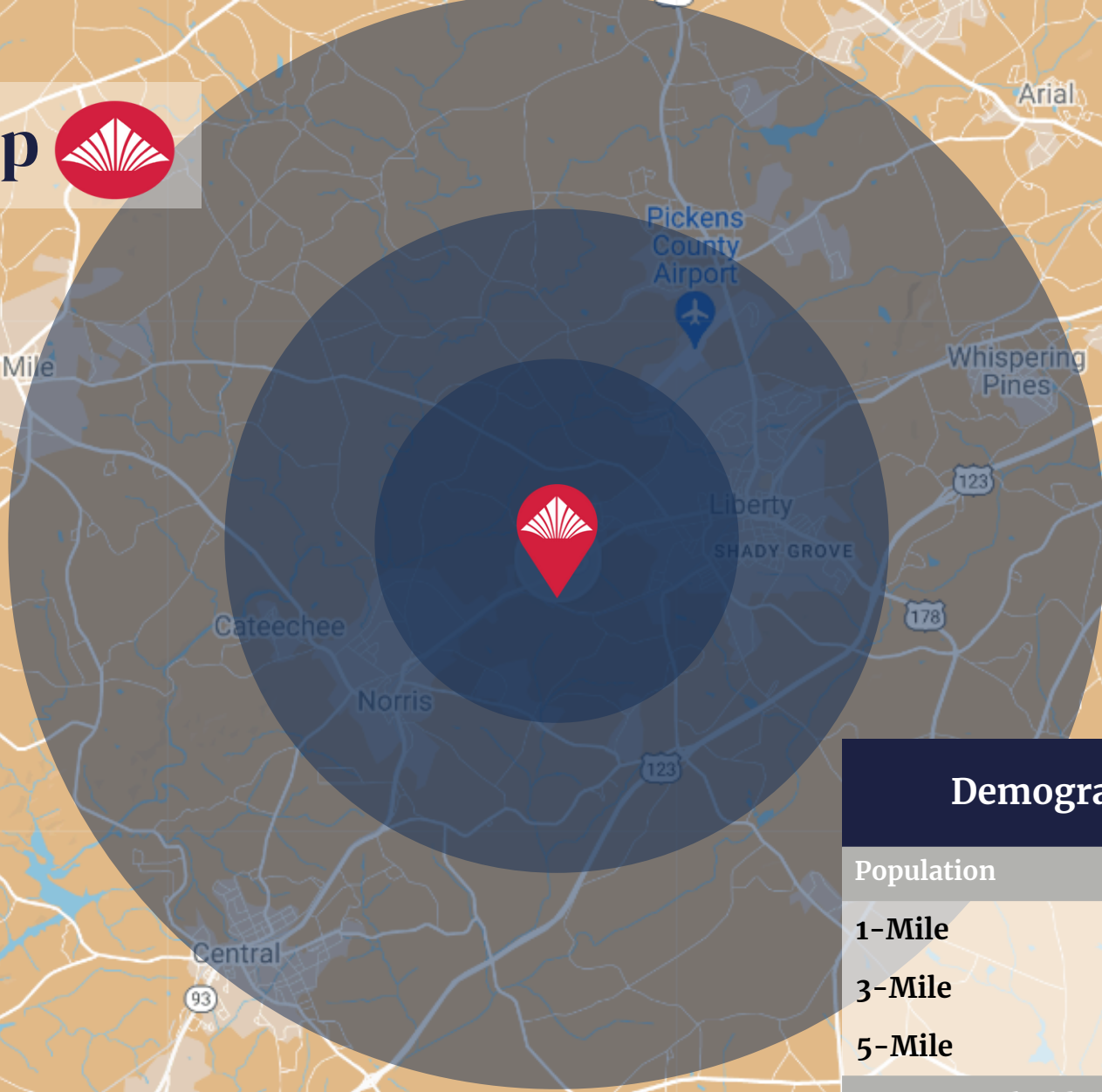
Wilson Kibler
COMMERCIAL REAL ESTATE



**1208 Old Norris Rd,
Liberty, SC 29657**



Location Map



Demographics

Population

1-Mile	11,211
3-Mile	9,400
5-Mile	21,532

Avg. Household Income

1-Mile	\$66,520
3-Mile	\$65,021
5-Mile	\$62,130

Investment Overview

Property

Velvet Drive Transmissions

Address

1208 Old Norris Rd,
Liberty, SC 29657

- ±182,508 SF Light Manufacturing Building
- ±12,166 SF of Office Space
- ±27.47 Acres
- Long term tenant in place (occupied building for the last ±60 years)
- Lease ends 3-31-2029
- One (1) Ten (10) year renewal option
- 4 Exterior Truck Doors
- 1 Interior Truck Dock Well
- 2 Drive-In Doors
- 207 Parking Spots
- 98% Air Conditioning
- Estimated 18'-22' clear heights
- Zoned Industrial Light Manufacturing

Property Details

182,508
Square Feet

27.47
Acres

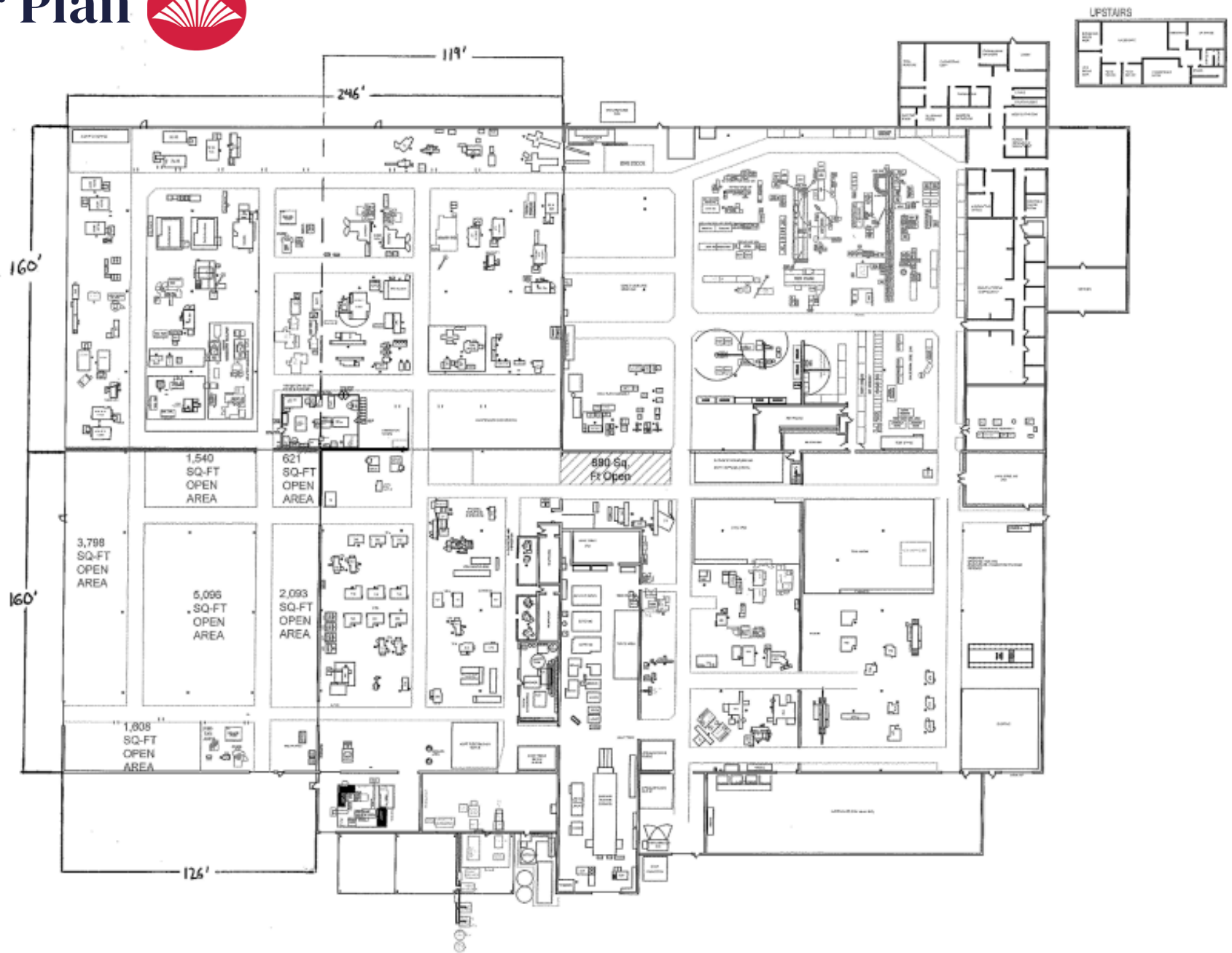
12,166
SF Office Space

207
Parking Spaces

Contact Broker for Pricing



Floor Plan



TENANT DETAIL

Velvet Drive Transmissions

For over 65 years, Velvet Drive Transmissions has been a world leader in marine and industrial transmissions. Our transmissions feature unique technology for quiet and smooth operation, and we use the highest quality and standards in the industry to maintain this excellence.

In April 2019, Velvet Drive became a division of Pleasurecraft Engine Group, the leader in premium engines for most watercraft. Our transmissions are in a variety of applications including tournament ski and wakeboard boats, high performance boats, inboard cruisers, sport fishing boats, sailboats, commercial fishing boats, trawlers, center consoles, runabouts, yachts, and many commercial off-road equipment.



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