

**3405 ALLENDALE FAIRFAX HWY**  
**FAIRFAX, SC 29827**



**102,000 sf Industrial warehouse available for sale**

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## 3405 ALLENDALE FAIRFAX HWY | FAIRFAX SC

# Property details

3405 Allendale-Fairfax Highway is a fenced 102,000 SF red brick and concrete industrial building located on US-278 between Allendale and Fairfax, SC, less than 31 miles from I-95. The site includes 98,058 SF of warehouse and approximately 3,100 SF of newly renovated office space. Highlights include 14-16 ft clear heights, 12 covered loading docks, a drive-in door, 3-phase power, a recently repaired roof, and a truck court that can be expanded.



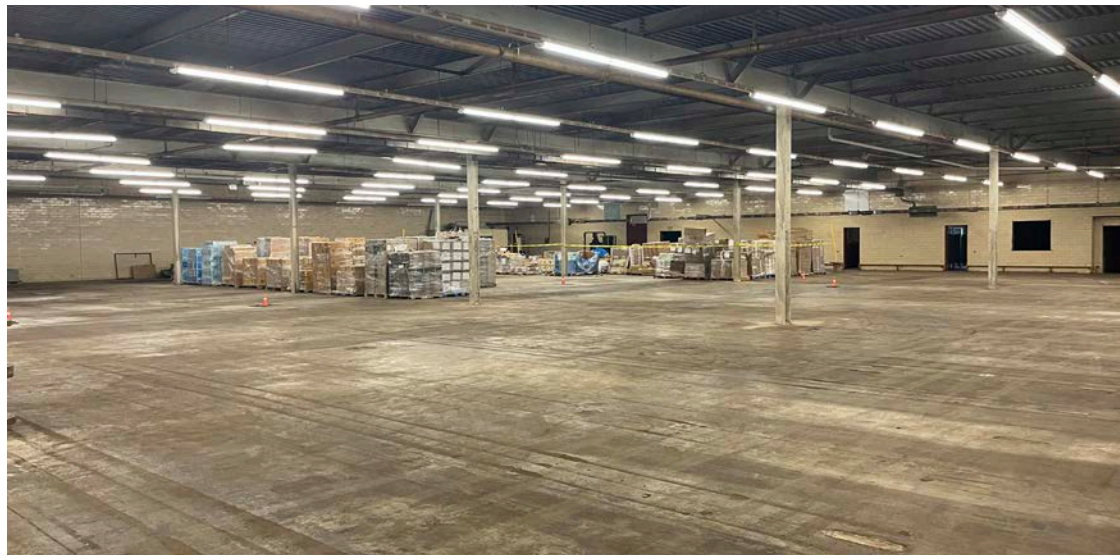
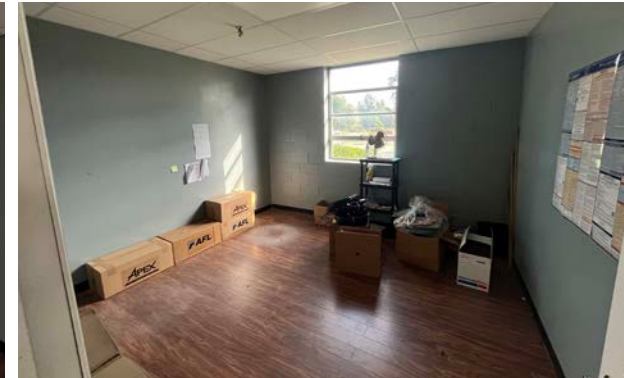
### PRICE

**\$1,750,000**

### SPECS

County	Allendale
TMS	106-00-00-032
Zoning	Industrial
Building size	102,000 sf
Site	28.5 acres
Year built	1964
Year renovated	2021
Parking	Ample surface parking
Warehouse size	98,059 sf
Office size	3,100 sf
Laydown yard	1.3 acres (expandable)
Clear height	14' - 16'
Column spacing	30' x 45'
Drive-in doors	(1) one
Dock-high doors	(12) twelve
Loading docks	Covered loading docks on both sides of the building with 12 dock positions, with 5 total dock levelers
Walls	Brick on concrete block
Roof	TPO Membrane
Lighting	LED
Power	3-phase

# Photos



3405 ALLENDALE FAIRFAX HWY | FAIRFAX SC

# Location



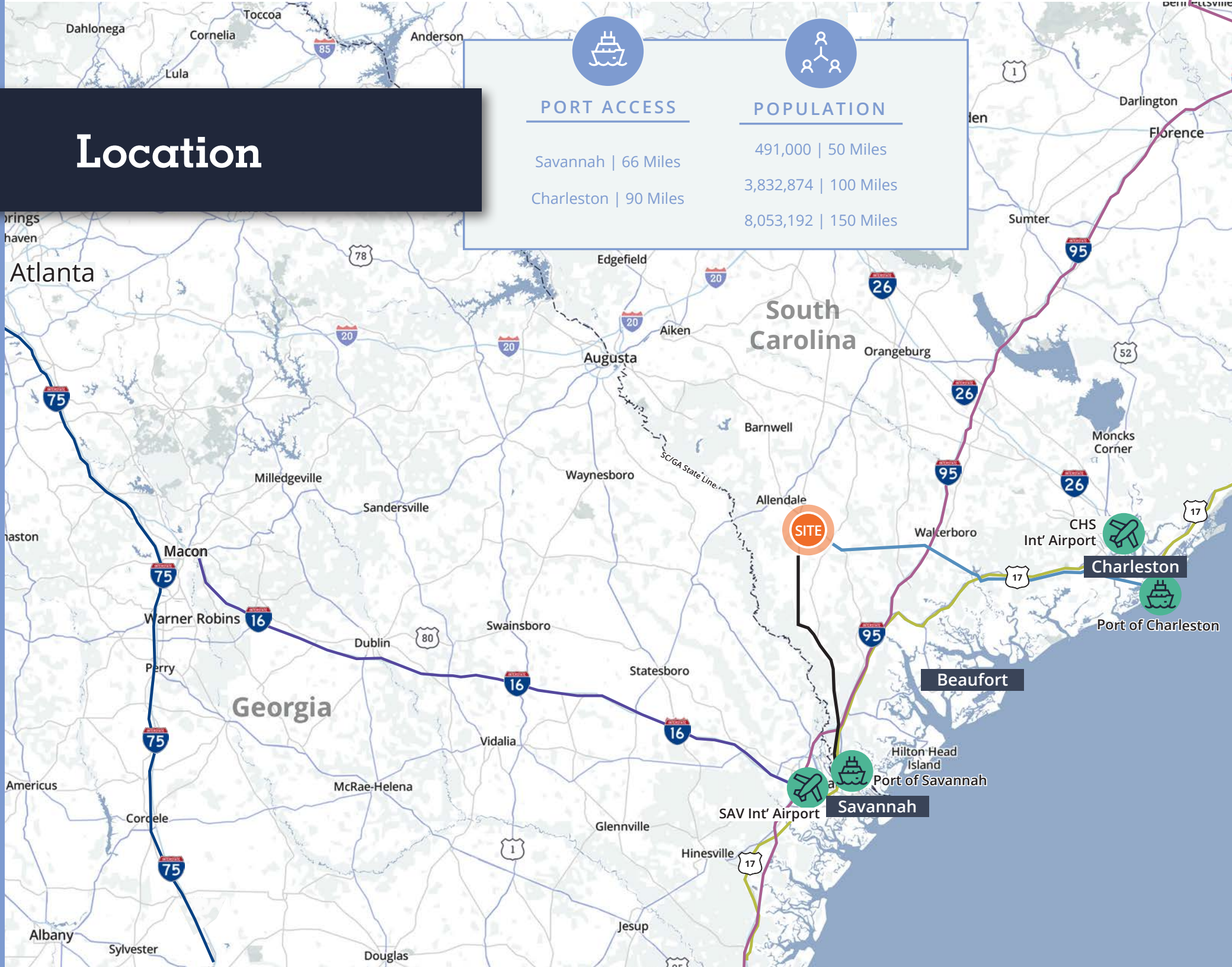
## PORT ACCESS

Savannah | 66 Miles  
Charleston | 90 Miles

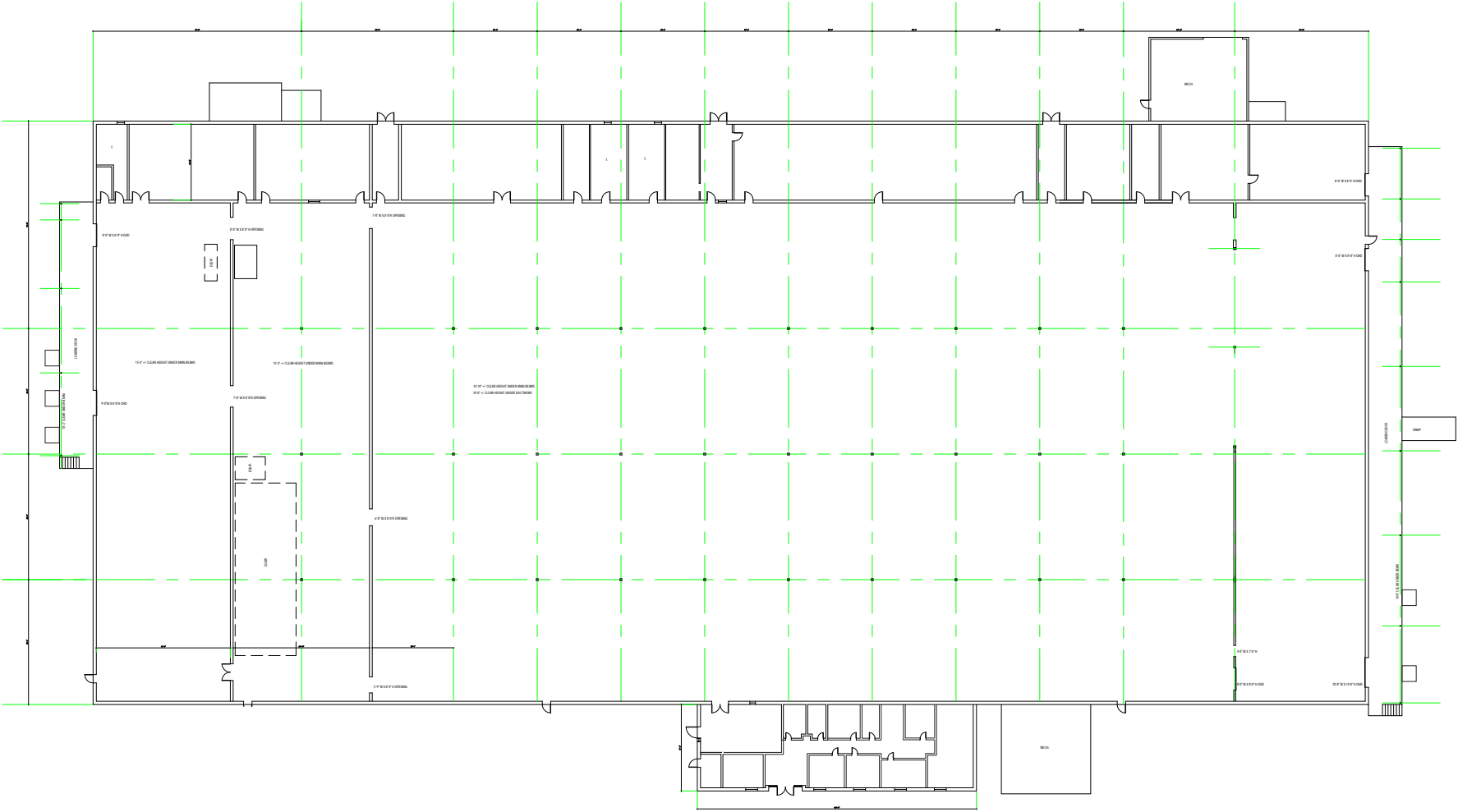


## POPULATION

491,000 | 50 Miles  
3,832,874 | 100 Miles  
8,053,192 | 150 Miles



# Floorplan



RECENTLY RENOVATED **WAREHOUSE, OFFICE, & LAYDOWN YARD** ON 28.5 ACRE SITE

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**Contact brokers for  
more information**

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Commercial Real Estate

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