

# FLEX BUILDINGS FOR SALE

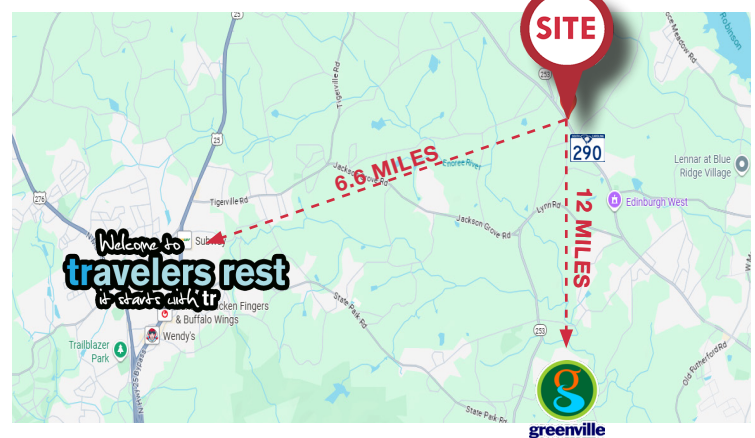
4140 Locust Hill Road | Taylors, SC 29687

**SALE PRICE: \$950,000**



## PROPERTY HIGHLIGHTS

- ±10,070 flex space facility - two stand alone buildings
  - ±5,210 SF warehouse space
  - ±4,950 SF finished space
- Front Building: 40x100  
Rear Building: 50x100  
(Second floor office in rear building - ±1000 SF)
- ±2.57 acre site (±1.57 acre supporting building and ±1 acre surplus land)
- Additionally, 2 conex boxes on site
- Greenville County TM# 0641010100704
- Unzoned corner lot on Hwy 290 at Jesse Court near intersection of Sandy Flat Road
- Area realizing tremendous residential and commercial growth
- Ideal location for service oriented business: contractor needing yard storage, manufacturing, landscape supply, or scrape and redevelop for QSR or Drug/Dollar store
- Convenient to Blue Ridge / Taylors / Greer
- Area uses include: Warehouse/manufacturing, new residential development, churches, fast food, variety of other commercial uses



## DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE
2025 POPULATION	12,010	41,830
2030 PROJECTED POPULATION	12,706	44,410
2025 HOUSEHOLDS	4,676	16,591
2025 AVG HH INCOME	\$115,537	\$115,598



# PHOTOS

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