4140 Locust HIII 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



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PHOTOS

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