

**5244**

FESTIVAL TRAIL RD  
SALLEY, SC 29137



# FOR SALE & LEASE

- SALE PRICE: \$2,350,000
- LEASE RATE: \$3.95/SF
- 64,780 SF TOTAL - INDUSTRIAL BUILDING
- WAREHOUSE OWNER/USER OR INVESTOR
- 35,000 SF AVAILABLE FOR LEASE
- NEW TPO ROOF AND LED LIGHTING
- FULLY SPRINKLERED BUILDING
- LIGHTING

**JOHN KINCAID, CCIM**

Vice President  
(704) 907-8608

[JKincaid@Lee-Associates.com](mailto:JKincaid@Lee-Associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

## ADDRESS

5244 Festival Trail Road,  
Salley, SC 29137

## LEASE RATE

\$1,500/Mo/AC - Laydown Yard  
\$3.95/SF - Warehouse Space  
NNN's 2024 - \$.86/FT

## PRICE

Sale Price: \$2,350,000  
Lease Rate: \$3.95/SF

## SPACE AVAILABLE FOR LEASE

(+/-) 2 AC - Laydown Yard  
Up to 35,000 SF Warehouse

## TOTAL PROPERTY SIZE

9 AC - Land  
64,780 SF - Building

## TMS

293-00-02-013

## CLEAR HEIGHT

18-22'

## PROPERTY DESCRIPTION:

5244 Festival Trail is currently available for sale or lease. The property is occupied by a global light manufacturer, which has 5-year lease for 30,000 SF of warehouse, office, and restroom space. Tenant has shared access to the drive in door. The front 35,000 SF of the building is available for lease. It features three loading dock doors, one drive-in door, offices, and restrooms. Additionally, there is a laydown yard with an asking rate of \$1500/mo per acre, and a warehouse with an asking rate of \$3.95/SF. NNNs 2024 are \$0.86/FT.

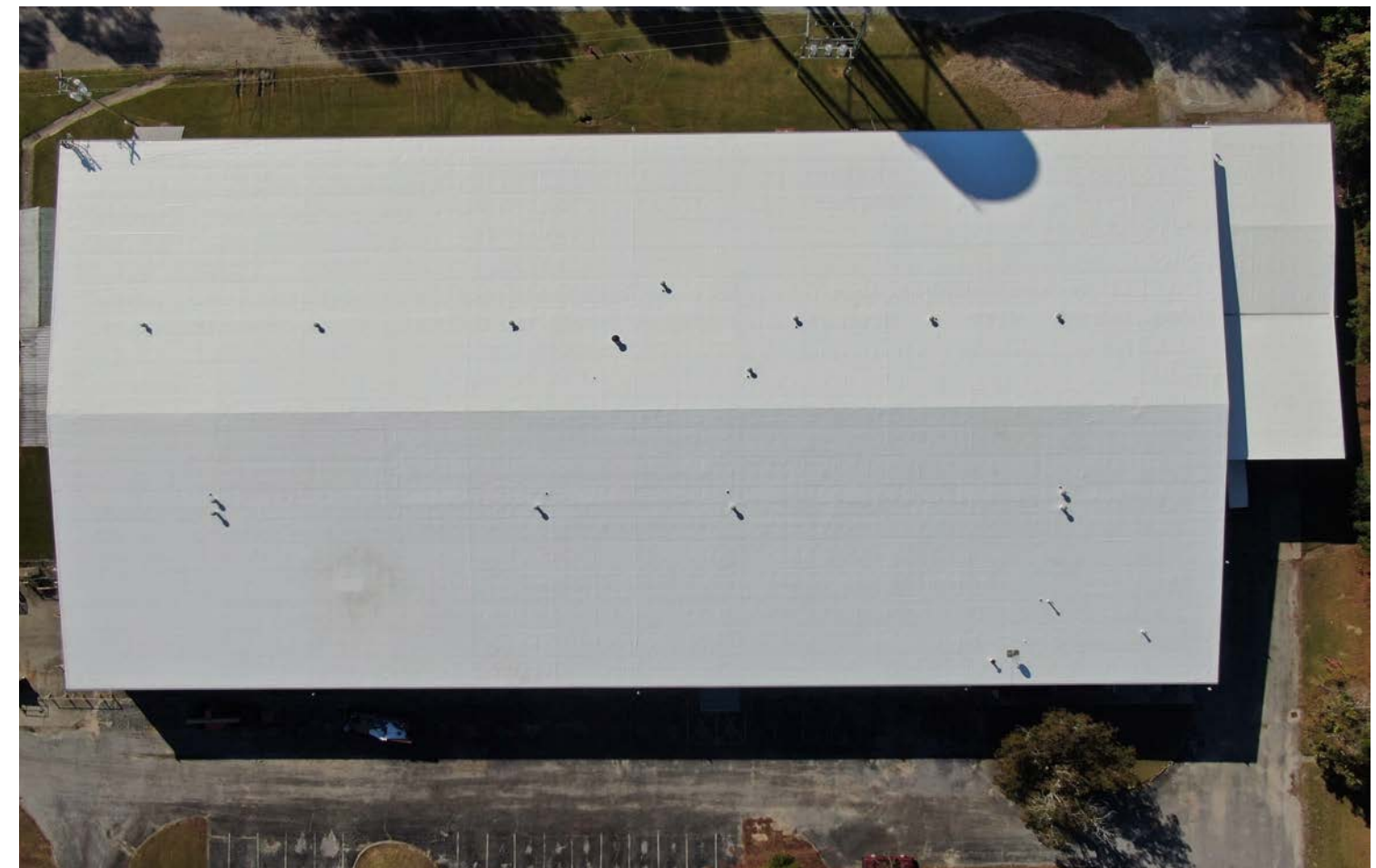
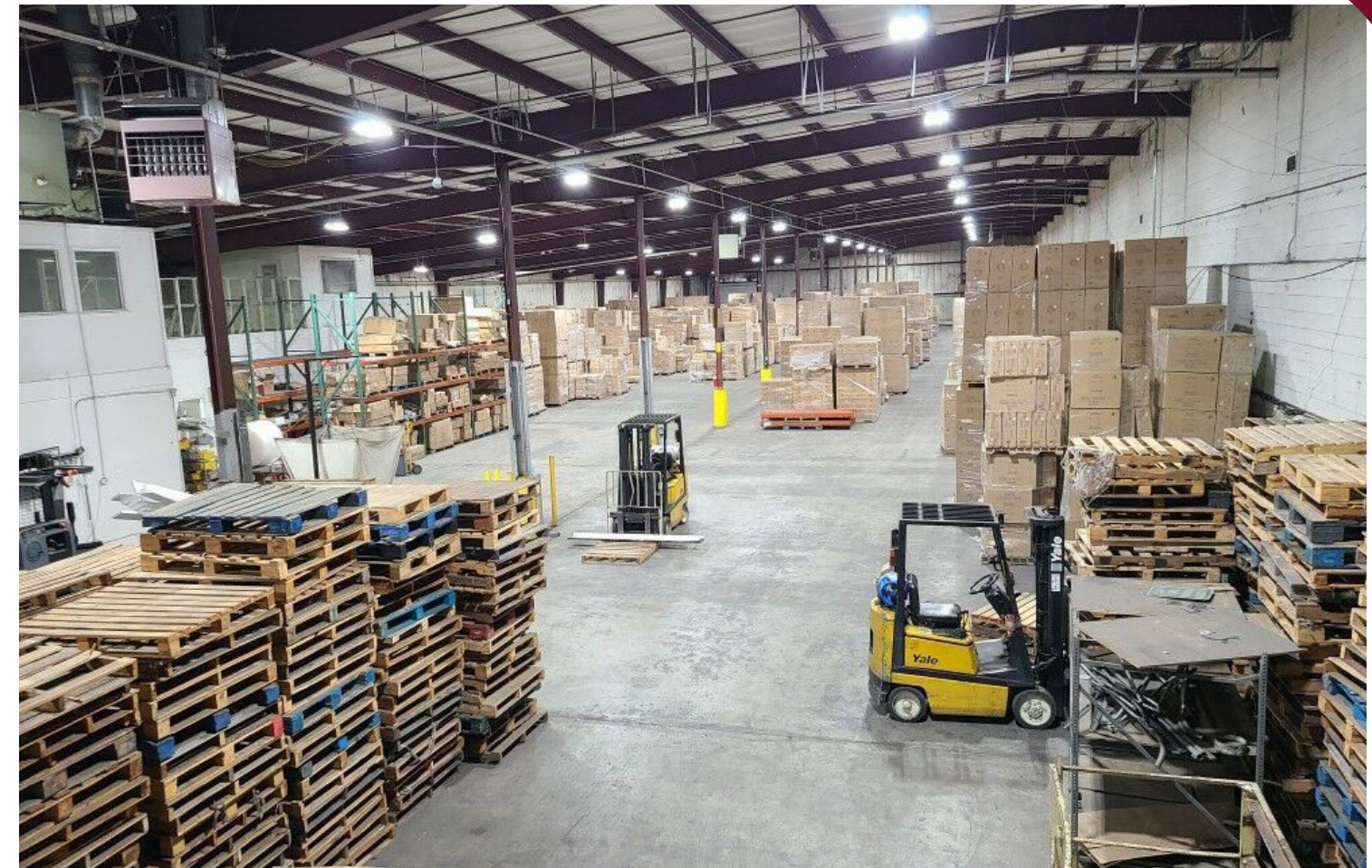
The property is located in Aiken County, approximately an hour away from both Augusta and Columbia.

## LANDLORD HAS DONE THE FOLLOWING IMPROVEMENTS:

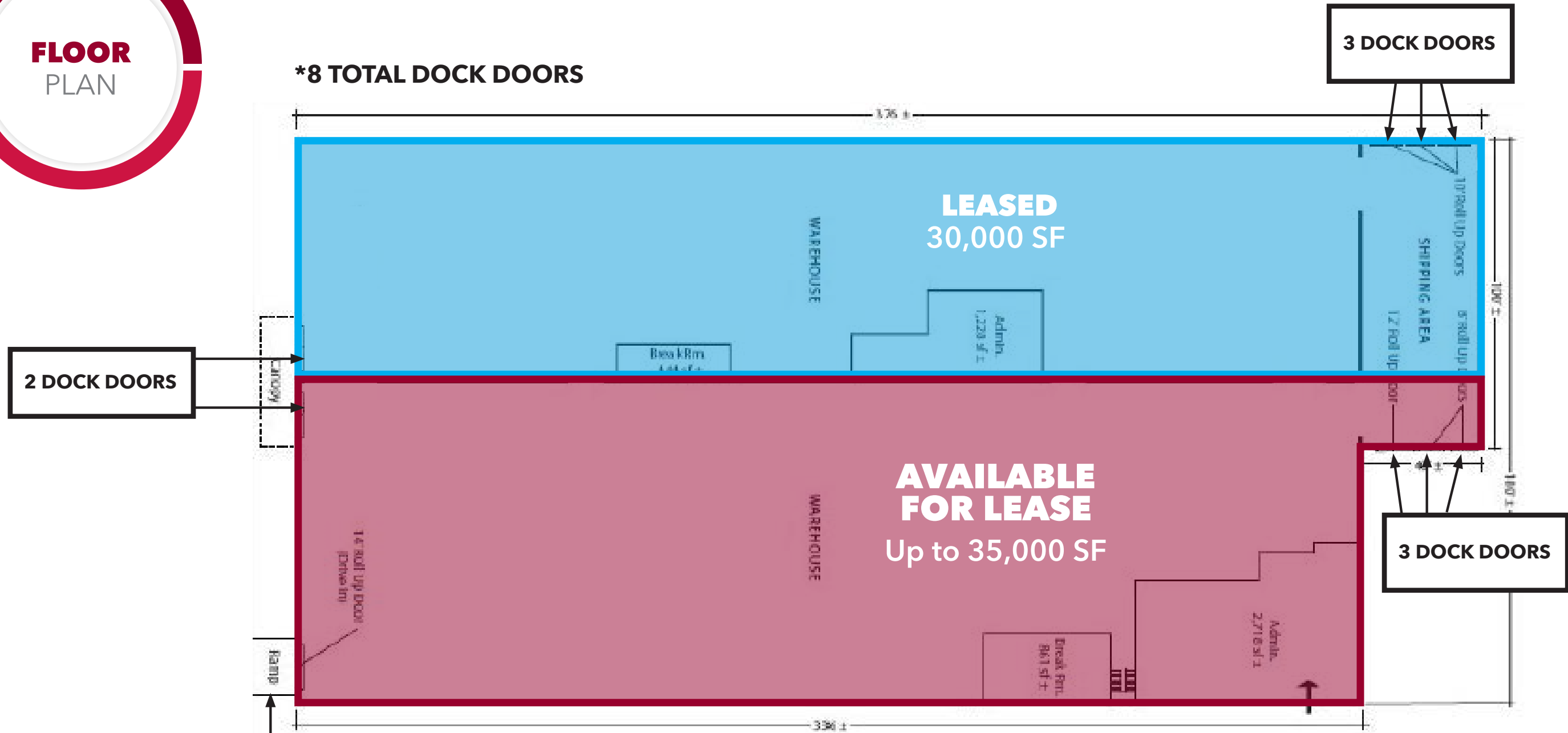
- *Brand New TPO Roof*
- *Brand New LED Lighting*
- New paint in restroom, office and breakroom
- Ceiling tiles replaced in restroom, office and breakroom

## INVESTMENT DEAL TERMS:

- Global Credit Tenant - Light Manufacturing
- 5-year deal, 3% Annual Rent Escalations
- Lease Expiration Date: 10/31/2028
- Term Remaining: 4.8 Years
- NOI: \$97,500
- 30,000 SF Lease



**FLOOR PLAN**



**AVAILABLE FOR LEASE**

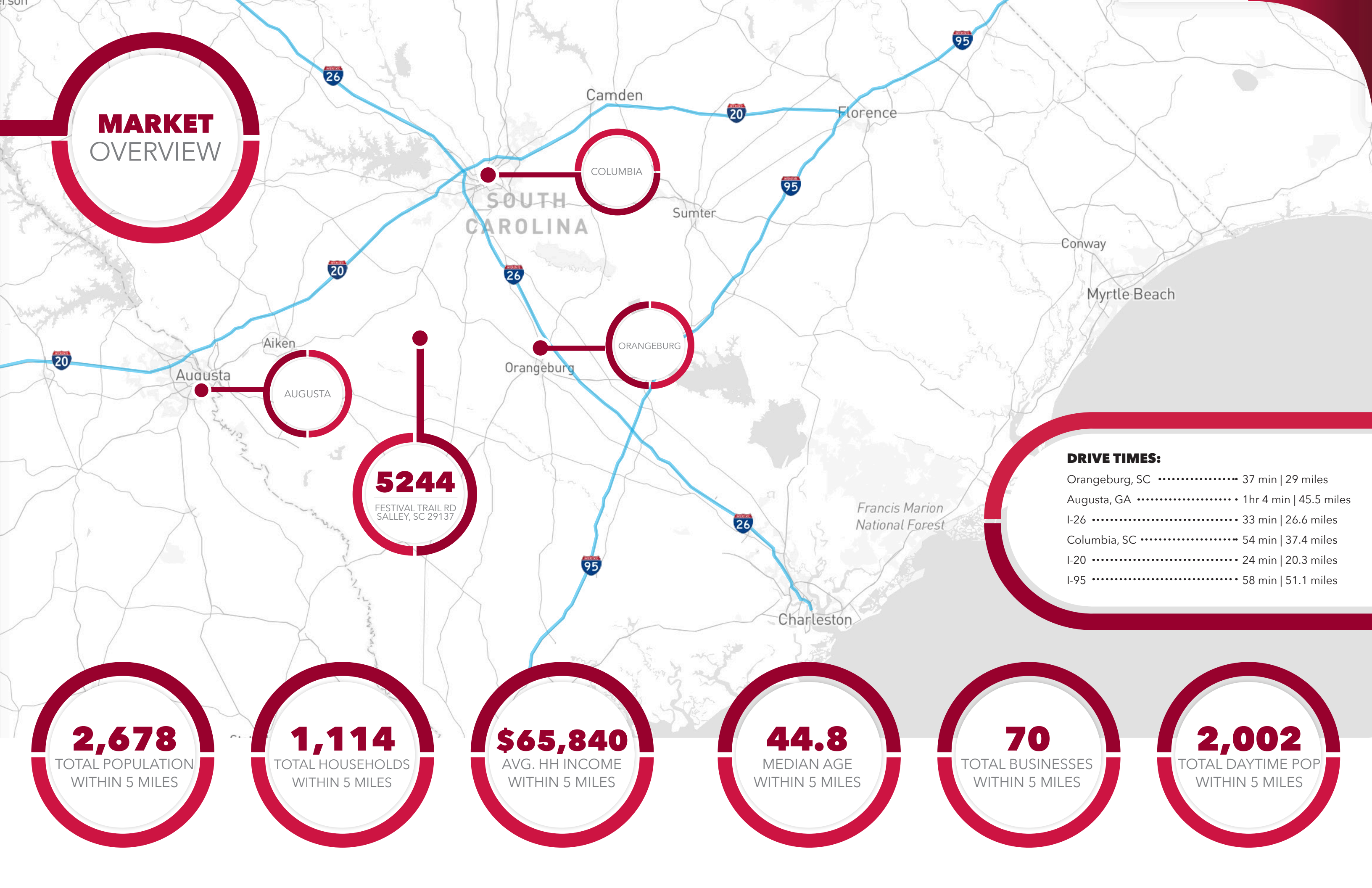
(+/-) 2 ACRES LAYDOWN YARD IN FRONT OF BUILDING

**FESTIVAL TRAIL ROAD**

**PROPERTY**  
PHOTOS



# MARKET OVERVIEW



**5244**  
FESTIVAL TRAIL RD  
SALLEY, SC 29137

**DRIVE TIMES:**

Orangeburg, SC	37 min   29 miles
Augusta, GA	1hr 4 min   45.5 miles
I-26	33 min   26.6 miles
Columbia, SC	54 min   37.4 miles
I-20	24 min   20.3 miles
I-95	58 min   51.1 miles

**2,678**  
TOTAL POPULATION  
WITHIN 5 MILES

**1,114**  
TOTAL HOUSEHOLDS  
WITHIN 5 MILES

**\$65,840**  
AVG. HH INCOME  
WITHIN 5 MILES

**44.8**  
MEDIAN AGE  
WITHIN 5 MILES

**70**  
TOTAL BUSINESSES  
WITHIN 5 MILES

**2,002**  
TOTAL DAYTIME POP  
WITHIN 5 MILES

## TAX CREDITS AVAILABLE

### AVAILABLE TAX CREDITS:

Supporting and Empowering Business Aiken, Edgefield, Saluda, and McCormick Counties build upon South Carolina's business-friendly reputation by offering companies politically stable counties and communities that have low local tax rates and a remarkably stable tax base.

South Carolina's state government has developed a variety of incentives and other programs to assist companies that want to invest in our strong economy. With a 5% Corporate Income Tax, South Carolina has one of the lowest rates in the Southeast. Many companies qualify for a Job Tax Credit, which eliminates up to 50% of a company's corporate income tax liability for a specified number of years.

### *Additionally, South Carolina offers the following statutory incentives...*

- No State Property Tax
- No Local Income Tax
- No Inventory tax (Raw material, work in progress, finished goods)
- No Sales Tax on Utilities, Manufacturing Machinery, or Manufacturer's Raw Materials
- No Wholesale Tax
- No Unitary Tax on Worldwide Profits



**STATE CREDIT WEBSITE →**

# 5244

FESTIVAL TRAIL RD  
SALLEY, SC 29137

**JOHN KINCAID, CCIM**

Vice President

(704) 907-8608

[JKincaid@Lee-Associates.com](mailto:JKincaid@Lee-Associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.