

1413 S Fraser St

GEORGETOWN, SC 29440

For lease: 4,828 sf flex warehouse on 1.25 acres



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Property description

Located on a 1.25-acre lot with direct Highway 17 frontage, this property receives continuous exposure from over 23,000 vehicles per day (VPD). The building layout includes 2,107 sf of clean office/retail showroom space and 2,721 sf of clear-span warehouse space equipped with three large grade-level doors. The site features over ½ acre of fully fenced and secured laydown yard for outdoor storage.

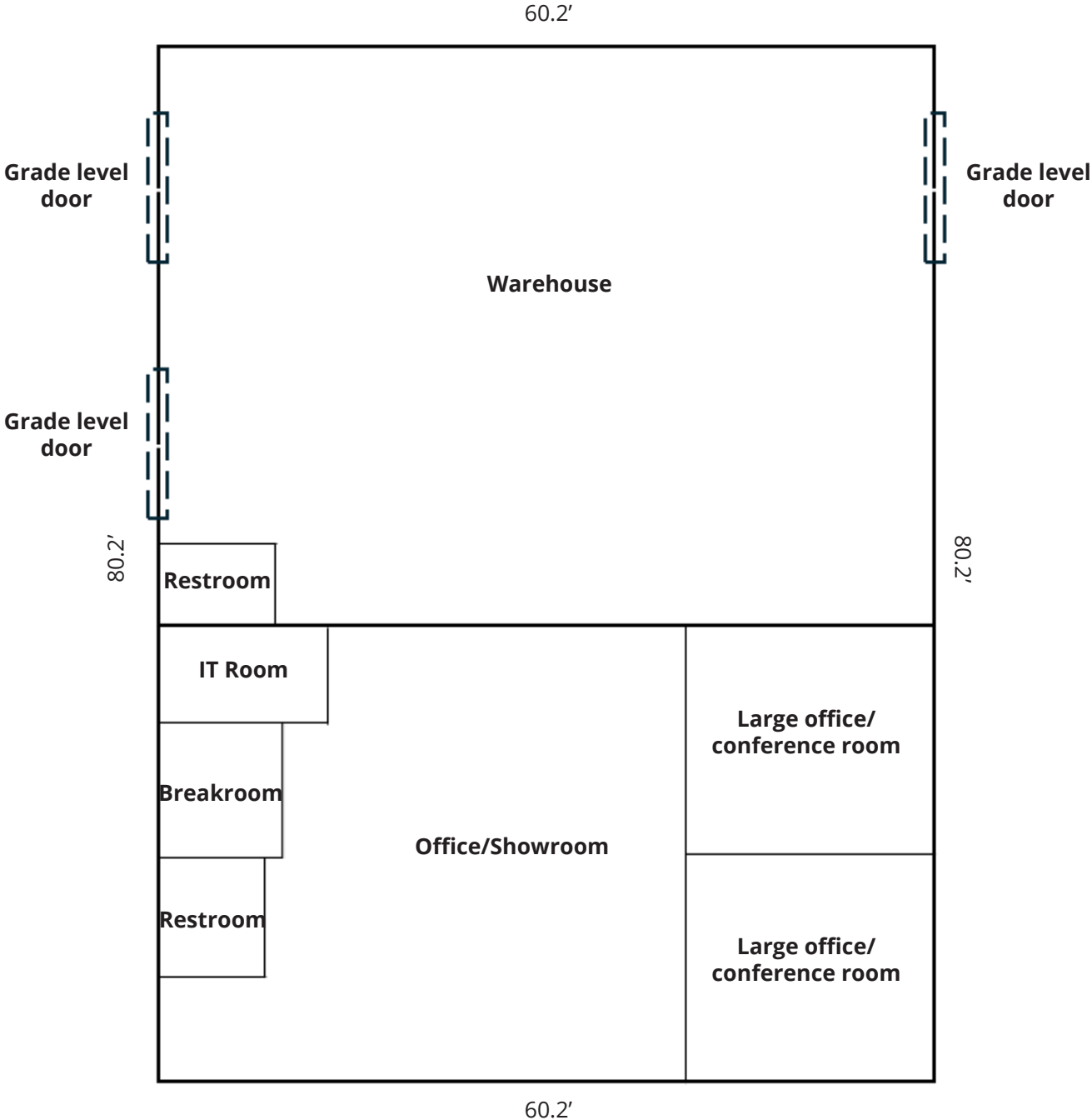
The property sits directly adjacent to the upcoming unified master-planned redevelopment of the former Liberty Steel and International Paper mill sites, positioning it directly within Georgetown's primary economic expansion corridor.

Size	Office/Showroom	Warehouse
±4,828 sf	2,107 sf	2,721 sf

Specifications

Building size	±4,828 sf
Year built	2004
Parcel ID	05-0036-042-01-00 & 05-0036-043-00-00
County	Georgetown
Grade-level/drive-in doors	3 - (11.5' x 14')
Ceiling Heights	15.5' - 17.5'
Designated parking spaces	10
Power	Single Phase, 200 amp, 120/240V
Fenced laydown yard	0.5 acres
HVAC	Fully conditioned warehouse

Floorplan



An aerial photograph of a property. A large green-roofed building is situated on a concrete pad. To the left of the building is a fenced-in area, outlined with an orange dashed line. The rest of the property, including the building's pad and surrounding areas, is outlined with a blue dashed line. A road with a '17' shield sign is visible at the bottom of the image.

FENCED YARD SPACE 0.5 ACRES

TOTAL PROPERTY 1.25 ACRES

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Photos



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Get more information:

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