

SCAN THE  
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THIS LISTING  
ONLINE

# 24,000 SF FOR LEASE

653 Highway 121 | Johnston, SC 29832

WIL KACOS  
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706 • 736 • 1031

ZONE | GC

5.43 AC

LEASE | \$5/SF/YR



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

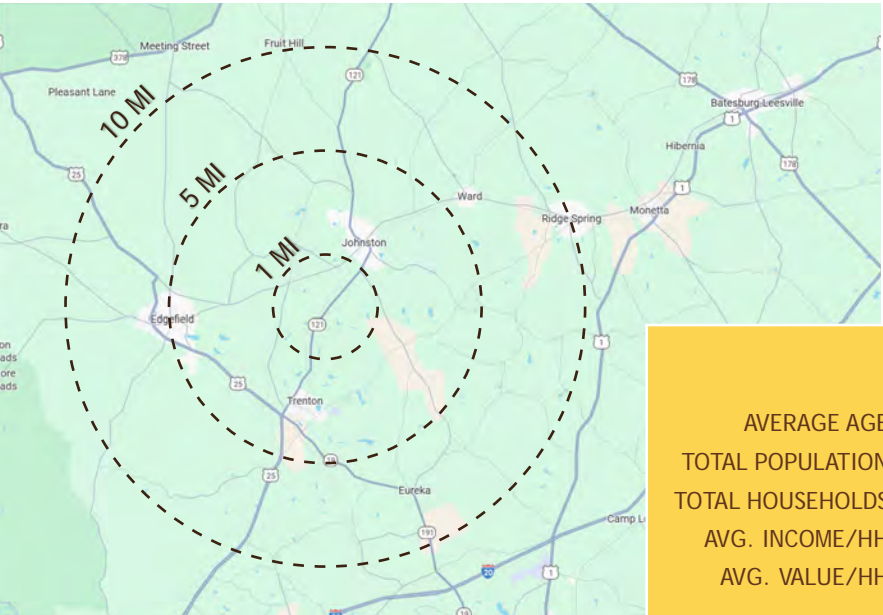


This approximately 24,000 sq/ft warehouse is located on Hwy 121 just 3.2 miles South of Downtown Johnston. The property is bordered by rail in the rear with existing rail docks on the building. Easy access to I-20 toward Atlanta and Columbia.

This property offers a versatile space suitable for a range of Industrial/Warehouse/Distribution operations. The building has two dock high doors, with dock levelers, and eight grade level roll up doors and approximately 3,400 sq/ft of cold storage for produce distribution.

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- 2 Dock High doors with dock levelers
- 8 grade level doors
- potential for cold storage



	1 MI	5 MI	10 MI
AVERAGE AGE	44	44	44
TOTAL POPULATION	86	5,426	17,452
TOTAL HOUSEHOLDS	35	2,301	6,517
AVG. INCOME/HH	\$97,802	\$70,793	\$76,976
AVG. VALUE/HH	\$206,520	\$228,230	\$211,783











**SITE**

JOHNSTON

COLUMBIA ROAD

STATE HWY S-19-20

COLUMBIA HIGHWAY NORTH

EDGEFIELD

AUGUSTA ROAD

EDGEFIELD COUNTY AIRPORT



**GENERAC**

EDGEFIELD HIGHWAY

EDGEFIELD ROAD

**BRIDGESTONE**

**BRIDGESTONE**  
**Firestone**

AIKEN REGIONAL AIRPORT

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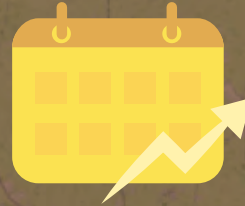
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# EDGEFIELD COUNTY STATISTICS



River Region Population:  
27,679



Annual Growth Rate:  
2%



Average Commute:  
26 mins



Medium Income:  
\$66,878



Unemployment Rate:  
3.4%

**Major Industry:** Titan Farms (58 employees and 900 seasonal employees), Costa Farms (28 employees and 900 seasonal employees), Generac (440 employees), Trantech Radiator (98 employees), Milliken & Company (225 employees), US Fibers (270 employees), and Southern Felt (140 employees)

**Healthcare:** Edgefield County Hospital (212 employees)

**Education:** Edgefield County School District (540 employees)

