

FOR SALE OR LEASE

INDUSTRIAL LAND



732 VALLEY RIDGE RD, SWANSEA, SC 29160

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PROPERTY DESCRIPTION

Industrial Outdoor Storage 4.2-acre site with I-26 frontage available for Sale or Lease. Formerly used by a concrete company, the property is located 15 minutes south of Columbia, SC, and has plenty of room to build. Zoned Industrial in Calhoun County, this site includes a well-preserved 1,800 SF office building with wood-based foam insulation. Site includes gas, septic system, and all underground power & utilities for an industrial user. 480V Three-phase power is also available. The entire site is fully secured/fenced-in and includes five 400W-LED light poles.

THE OFFERING

TRANSACTION TYPE	LISTING PRICE
Lease	\$4,000/Month NNN
Sale	\$600,000

PROPERTY SPECS

TAX ID/APN	032-00-03-080
LAYDOWN YARD	4.2 AC
OFFICE SF	1,800 SF
COUNTY	Calhoun
MUNICIPALITY	Town of Swansea
ZONING	Industrial
FENCED YARD	Yes
HEATING/COOLING	100%
LIGHTING	LED Poles
GAS	Connected at building
POWER TYPE	Three Phase



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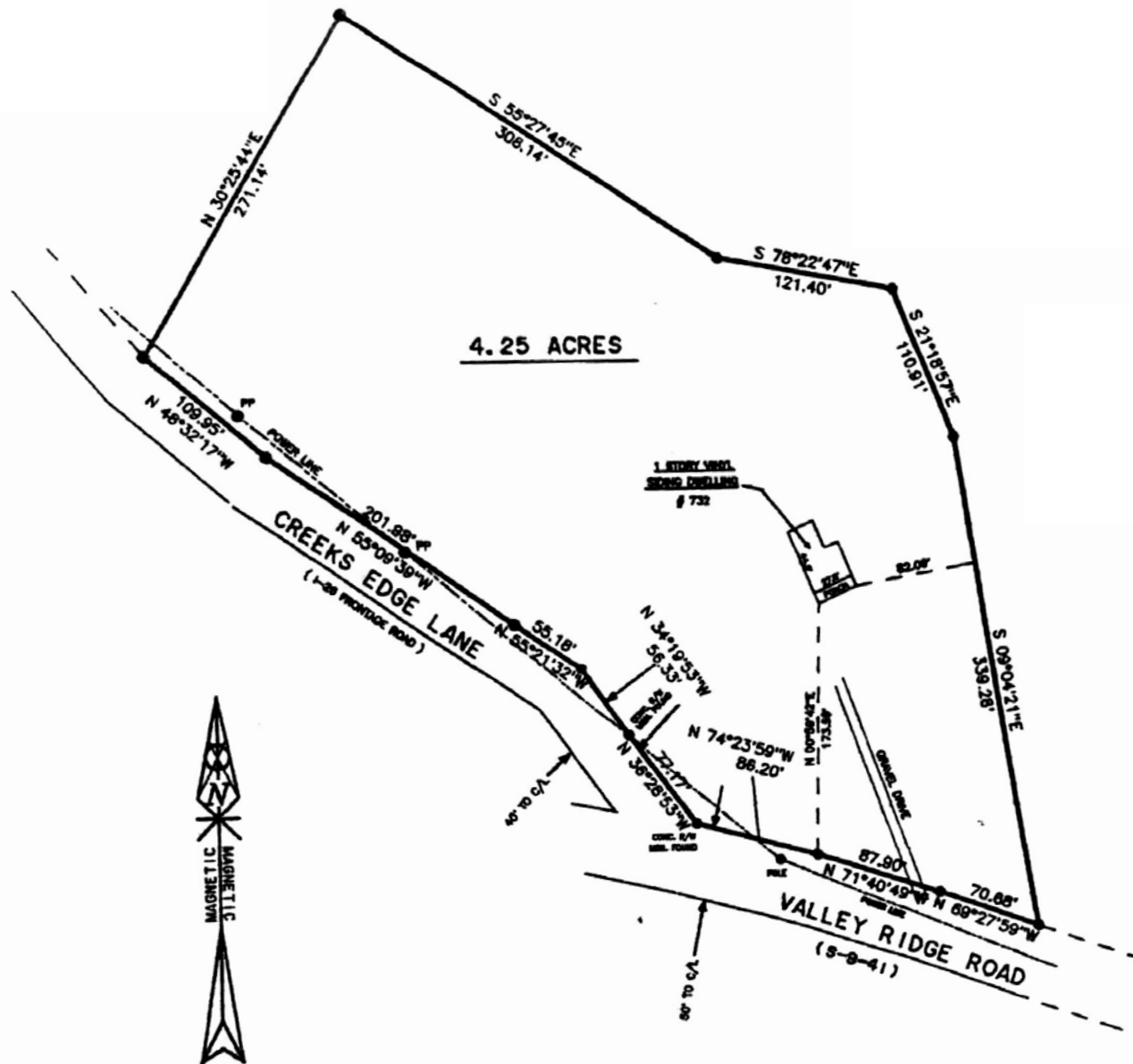


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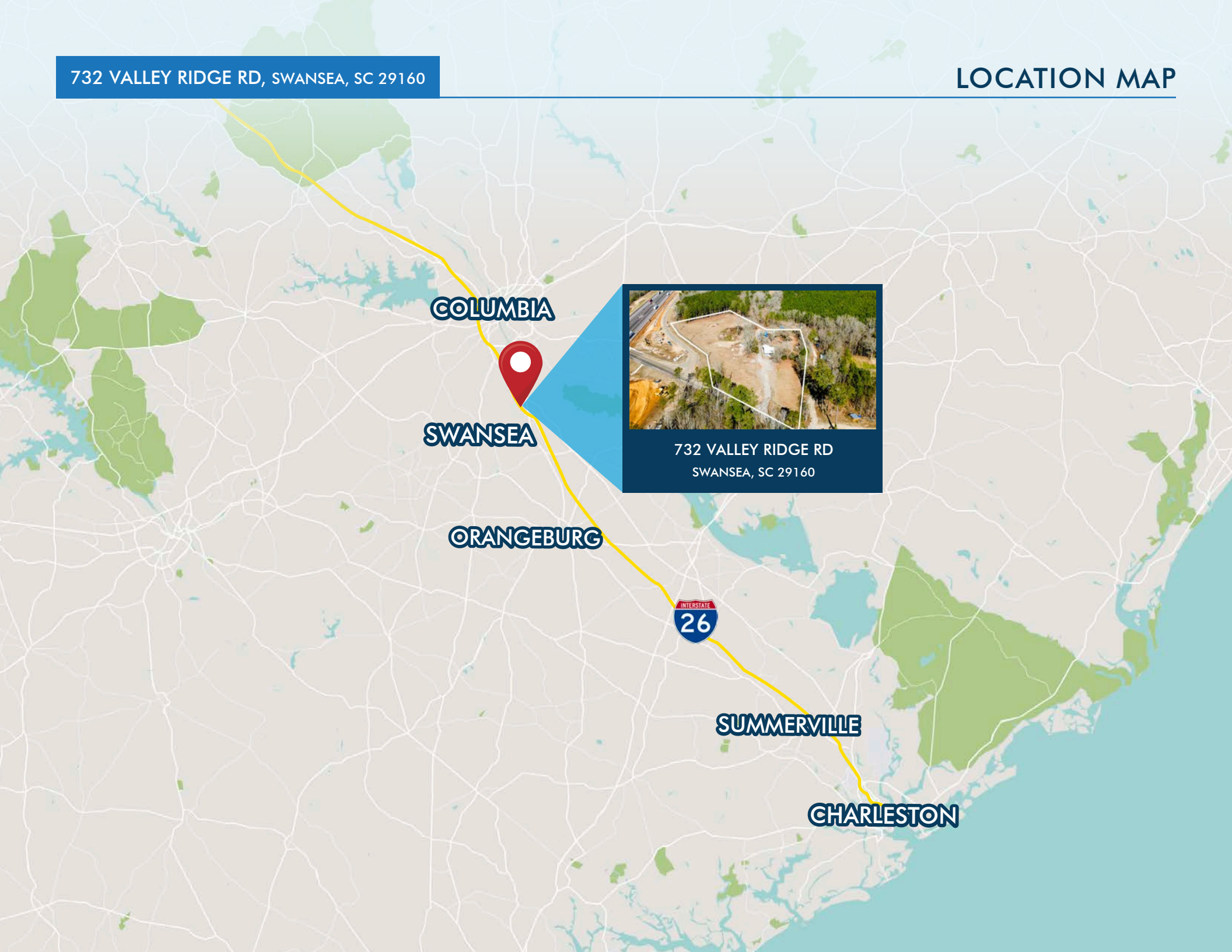
PLAT MAP

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LOCATION MAP



COLUMBIA

SWANSEA

ORANGEBURG

INTERSTATE
26

SUMMERVILLE

CHARLESTON



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SWANSEA, SC 29160



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