



FOR SALE

Turnkey Industrial Facility with Expansion-Ready Land

100 Access Rd,
Gaston, SC 29053

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



Sale Price

\$1,850,000

OFFERING SUMMARY

Building Size:	14,200 SF
Available SF:	14,200 SF
Lot Size:	7.6 Acres
Price / SF:	\$130.28
Year Built:	2001
Zoning:	ID
Submarket:	Cayce/West Columbia
Traffic Count:	63,700

PROPERTY OVERVIEW

Exceptional opportunity to acquire a fully equipped fabrication and processing facility just off I-26 in Calhoun County. Situated on ± 7.6 acres of cleared, dual-level land, this secure and well-maintained site features a $\pm 14,200$ SF main building with showroom, offices, heated production space, and climate-controlled powder storage. The property includes a full phosphate washdown bay with closed-loop filtration, a dedicated powder coating bay and oven, steel shop with welded racks and saw systems, and a sandblasting building. With 3-phase 480V power, 7 welder hookups, airline plumbing, and multiple compressors, the site is ideal for manufacturing, fabrication, or specialty coating operations. Additional highlights include gated access with security systems, fresh water wells, septic systems, a 20' LED sign, and a ready-to-build second-level pad for future expansion.

PROPERTY HIGHLIGHTS

- ± 7.6 acres of fully cleared, dual-level land
- $\pm 14,200$ SF industrial facility with multiple offices, showroom, and climate-controlled storage
- Additional building pads ready to develop on elevated second tier
- Secure site with 16-camera surveillance system, alarm, and two electronic security gates
- Heavy power: 3-phase, 480V electrical service
- Multiple fresh water wells, septic systems, and in-ground sprinkler system
- 60' phosphate washdown bay with full loop recovery/filtration
- Powder coating bay with 53' spray booth & 46' two-stage oven
- Sand blasting building and equipment included
- Steel shop with band saws, feeder conveyors, and welded racks
- 20' LED roadside advertising sign

David Brock

Associate

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Additional Photos



David Brock

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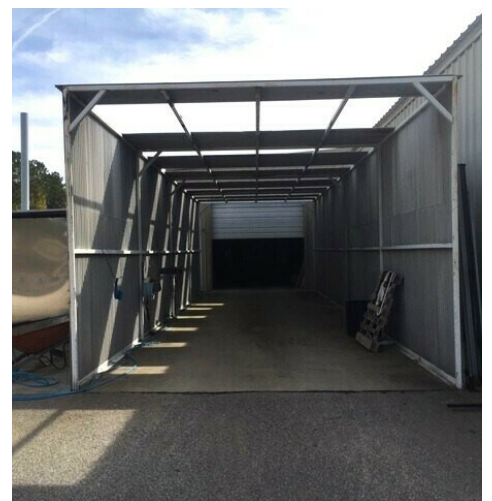
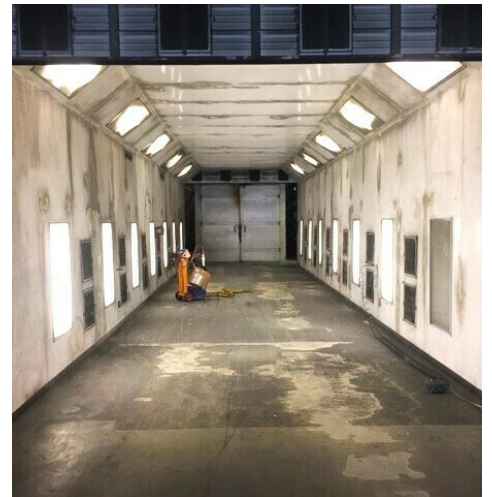
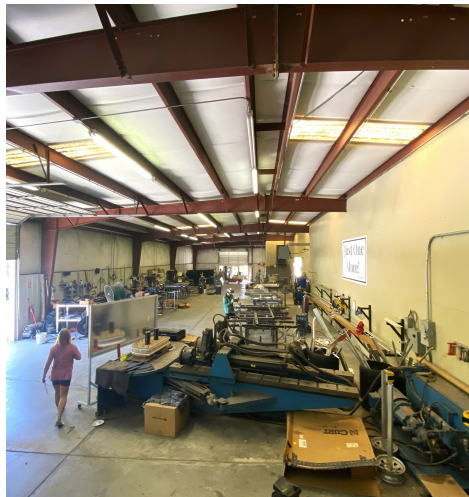
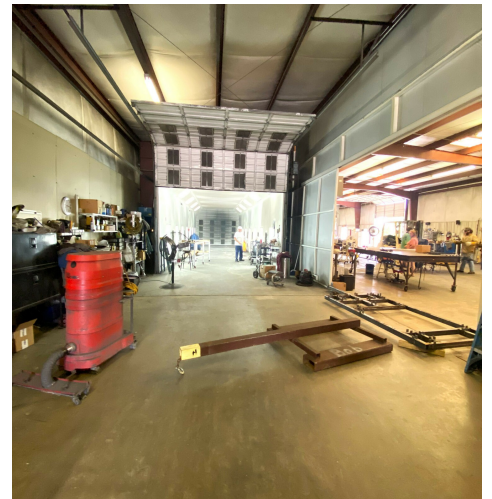
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Location Map



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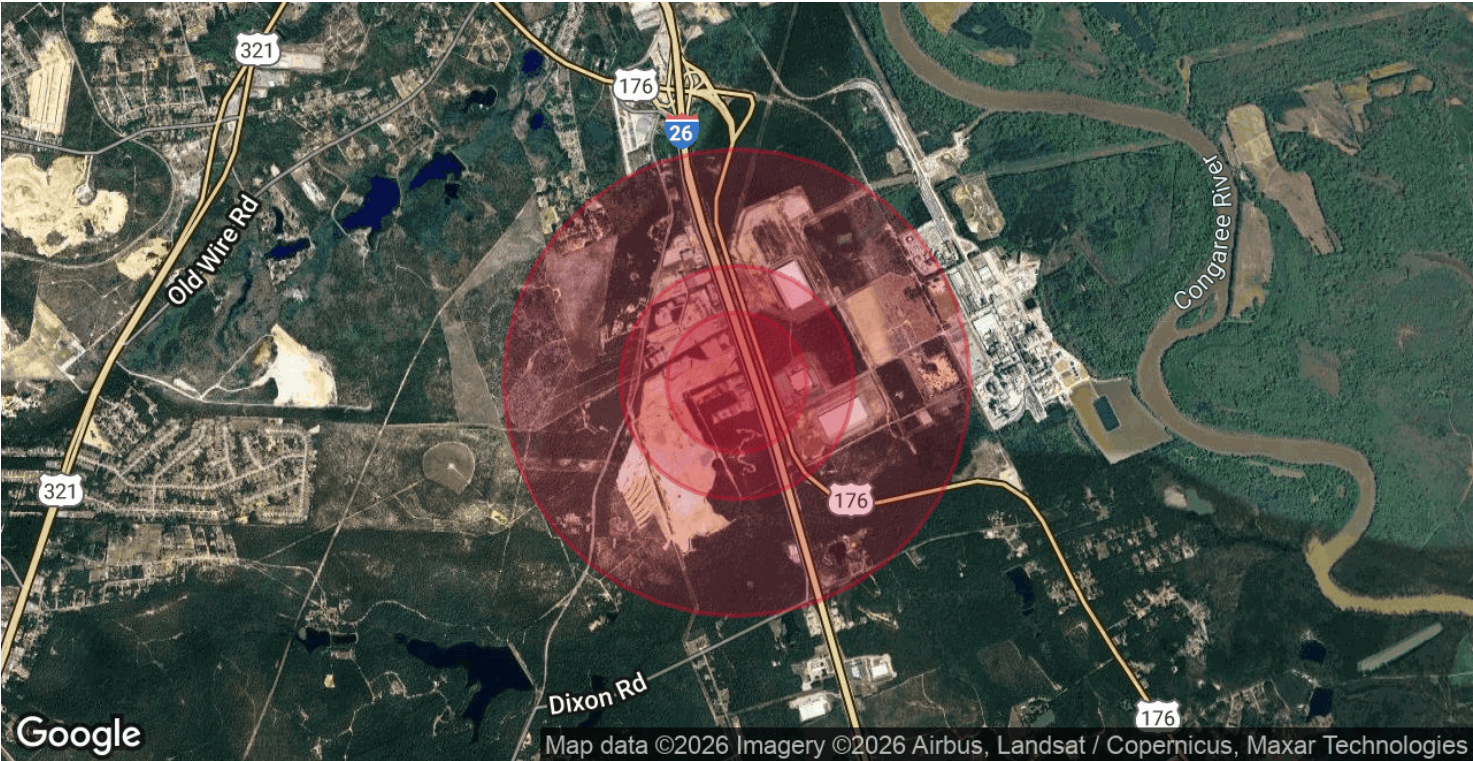
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	13	267
Average Age	0	37	37
Average Age (Male)	0	37	37
Average Age (Female)	0	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	5	102
# of Persons per HH	0	2.6	2.6
Average HH Income	\$0	\$55,790	\$57,122
Average House Value		\$183,675	\$182,053

TRAFFIC COUNTS
63,700/day

Demographics data derived from AlphaMap

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