

Buildings Available | Chesterfield County Jefferson, South Carolina



704 Armory Road

SALE PRICE REDUCED

704 Armory Road Property Features

- ±13.2 acres improved with an ±18,000 SF former National Guard Armory Building
 - 9,644 SF office/conference/training/break room/baths
 - 8,356 SF warehouse/indoor shooting range/gym
- ±10 acres surplus land fenced lay-down yard
- Most recently used as trucking company corporate logistics office and truck staging area / repair facility
- Sale Price: \$899,000 **PRICE REDUCED: \$825,000**
- Lease Rate: \$7,500/Month/NNN



755 Armory Road

SALE PRICE REDUCED

755 Armory Road Property Features

- ±10.3 acres improved with one office/warehouse building totalling approximately ±1,800 SF and 3 open air connected storage sheds totaling approximately ±17,400 SFD and one free standing independent equipment barn totaling ±3,600 SF
- Semi/dumptruck drive-on scale
- Sale Price: ~~\$399,000~~ **PRICE REDUCED: \$375,000**
- Lease Rate: \$4,000/Month (NNN)

Both properties could be purchased together or separately

John D. Gray, Jr. | Shareholder
864 414 1440 | jgray@naief.com

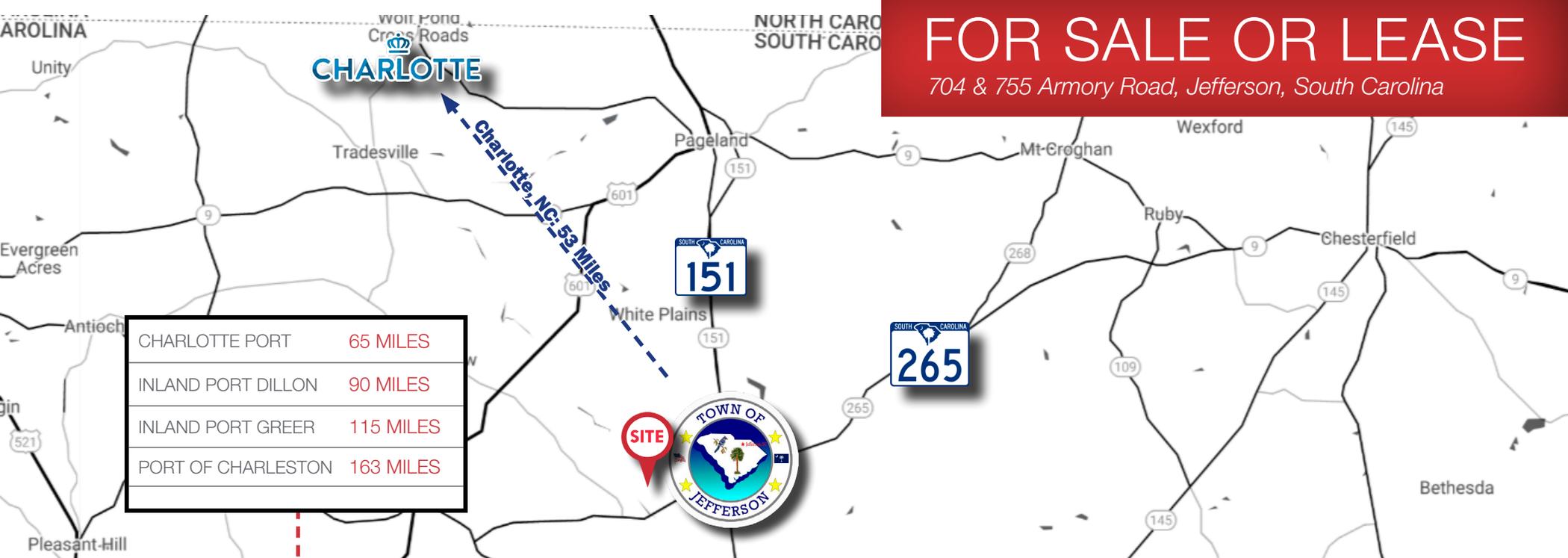
Gabe Blevins | Associate
828-400-2455 | gblevins@naief.com

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101 E Washington St
Greenville, SC 29601
www.naiearlefurman.com

FOR SALE OR LEASE

704 & 755 Armory Road, Jefferson, South Carolina



CHARLOTTE PORT	65 MILES
INLAND PORT DILLON	90 MILES
INLAND PORT GREER	115 MILES
PORT OF CHARLESTON	163 MILES

Location & Infrastructure

- Chesterfield's location is strategic: it's close to major highways/interstates, with access to CSX rail, within driving distance of Charlotte and several ports.
- The County offers certified industrial sites, industrial parks (some rail-served), available buildings, and infrastructure (water, wastewater, electricity, natural gas, fiber).

Incentives & Cost Advantage

- Chesterfield County offers tax incentives (job tax credits, lower assessment ratio for manufacturers under certain conditions) to attract or expand industries.
- Lower cost of doing business than many metro areas: utilities, construction, land may be cheaper.

Manufacturing is Dominant

- Manufacturing is the largest industry by employment. As of 2023, about 4,354 people worked in manufacturing in the County. **Data USA**
- This includes metalworking, machinery, downstream metal & nonmetal products.
- Haile Gold Mine is less than ±10 miles away.

For more information:

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+1 864 414 1440
jgray@naimember.com

Gabe Blevins
+1 828 400 2455
gblevins@naimember.com

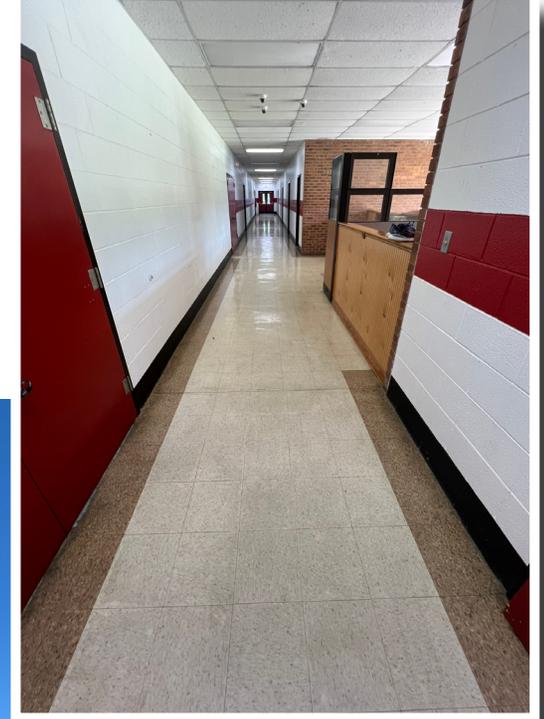
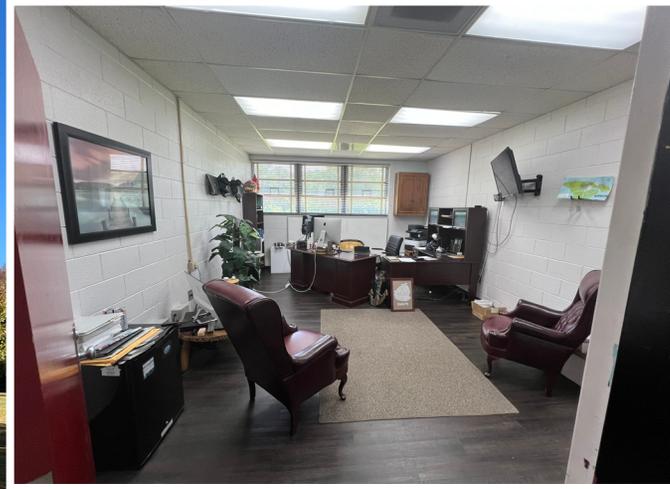


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