

FOR SALE
\$1,800,000



Greenville Warehouse

1489 Cedar Lane Rd
Greenville, SC 29617

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FOR SALE

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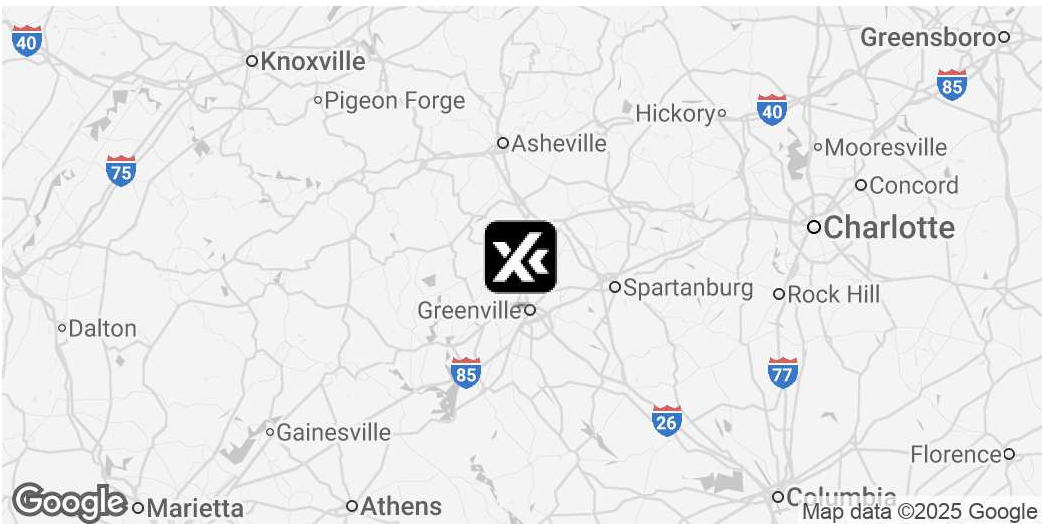
Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

They don't make them like this anymore! Hard to find 18,000 SF +/- warehouse, a footprint that is not being constructed often any more. Per CoStar, the national average vacancy rate for small warehouses (< 25,000 SF) is 1.3%, well below the 8% average vacancy rate for all industrial. Over the past several years, three-quarters of new construction involved buildings over 200,000 SF, while smaller properties account for just 10% with most of those being greater than 25,000 SF.

Nestled in the Greenville-Spartanburg-Anderson market, the area surrounding the property at 1489 Cedar Lane Rd boasts a strategic location for industrial and manufacturing investors. With convenient access to major transportation corridors, including Interstates 85 and 385, and proximity to the Greenville-Spartanburg International Airport, the location offers seamless connectivity for logistical operations. Nearby amenities such as the Inland Port Greer, the South Carolina Ports Inland Port, and a robust network of suppliers and service providers further elevate the appeal of this prime investment location. The area's strong workforce, considerable industrial presence, and a supportive business climate position it as an ideal choice for industrial and manufacturing ventures looking to thrive in the region. The building offers ~ 18,046 square feet of space (per 1994 survey, to be verified by buyer).

PROPERTY HIGHLIGHTS

- 18,046 SF +/- building
- Zoned S-1
- High traffic corridor
- Located in close proximity to major interstates and highways

OFFERING SUMMARY

Sale Price:	\$1,800,000
Location:	Greenville, SC
Lot Size:	1.24 Acres +/-
Building Size:	18,046 SF +/-
Building Size Notation:	Per 1994 survey, to be verified by buyer

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Property Description

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LOCATION DESCRIPTION

Located in the heart of western Greenville, SC, the location provides seamless access to major transportation arteries, with I-85 less than 8 miles away and I-385 ~ 4 miles, ensuring efficient connectivity for industrial and manufacturing operations. Situated within 20 miles are notable points of interest such as the Greenville-Spartanburg International Airport, BMW Manufacturing Co., and the South Carolina Inland Port, offering strategic advantages for global logistics and distribution. This prime location also benefits from a skilled labor force, a robust industrial ecosystem, and a supportive business climate, making it an ideal choice for discerning industrial and manufacturing investors.

Other distances to major routes include:

Highway 25 (~ 1.6 miles)

Highway 276 (~ 2.7 miles)

Highway 123 (~ 4.2 miles)

SITE DESCRIPTION

The site is a 1.24-acre +/- parcel containing the warehouse and both a paved front parking area and a gated, partially fenced, and paved rear truck court.

EXTERIOR DESCRIPTION

Metal warehouse with masonry front

LOADING DESCRIPTION

Over 1/4-acre gated and paved truck yard with ~ 125' apron

POWER DESCRIPTION

Duke Energy, (3) Meters, Largest feed at 240V, 3 PH, 400 Amp

TEXT HEADLINE

THE PROPERTY IS OCCUPIED BY AN ACTIVE BUSINESS. DO NOT VISIT THE SITE OR DISTURB THE BUSINESS/EMPLOYEES WITHOUT PRIOR APPROVAL. BUSINESS WILL LIQUIDATE UPON SALE OF WAREHOUSE.



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Property Details

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LOCATION INFORMATION

Street Address	1489 Cedar Lane Rd Greenville, SC 29617
County	Greenville
Market	Greenville-Spartanburg-Anderson
Market Type	Large
Nearest Highway	Highway 25
Nearest Airport	Greenville Spartanburg International (GSP)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing / Warehouse
Zoning	S-1, Services District
Lot Size	1.24 Acres +/-
APN #	B012000114500
Lot Frontage	215 ft
Security	Monitored security system and video surveillance
Traffic Count	23500
Traffic Count Street	Cedar Lane Rd
Rail Access	No
Sprinkler	None
Grounds	Paved
FEMA Flood Zone	Zone X, Area of Minimal Flood Hazard

BUILDING INFORMATION

Building Size	18,046 SF +/-
Building Size Notation	Per 1994 survey, to be verified by buyer
Tenancy	Single
Office Space	286 SF +/-
Number of Floors	1
Year Built	1975
Framing	Steel
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete
Mezzanine	No
Loading Doors/Docks	(2) overhead dock doors, 8' x 8' (1) overhead ramp door, 12' x 14' All doors are mechanical
Clear Height	11 FT

UTILITIES & AMENITIES

HVAC	Office only
Heating	1/2 of warehouse
Restrooms	3
Gas / Propane	Yes

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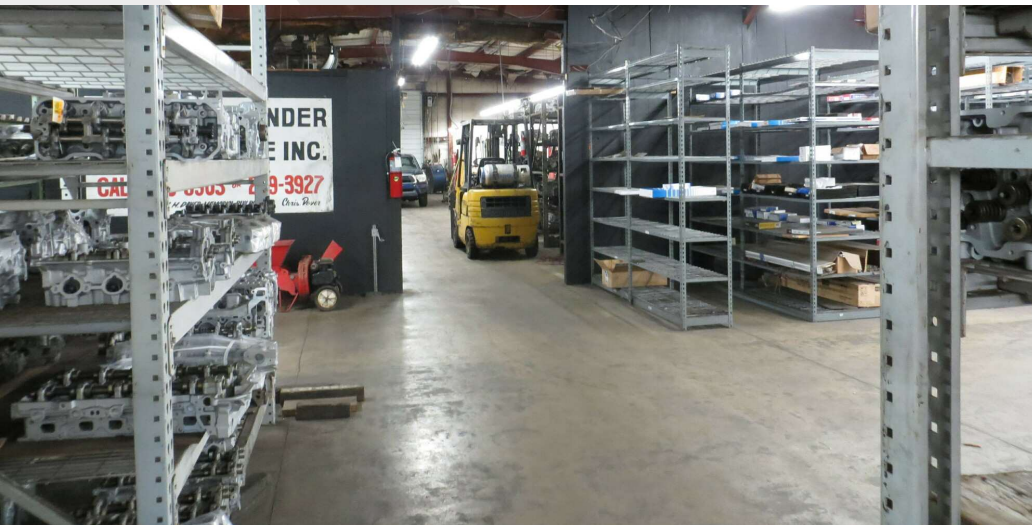
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Warehouse Photos

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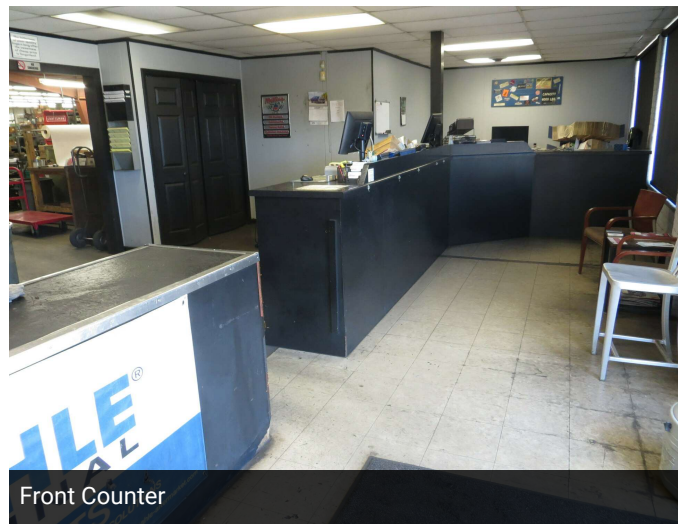
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Front Photos

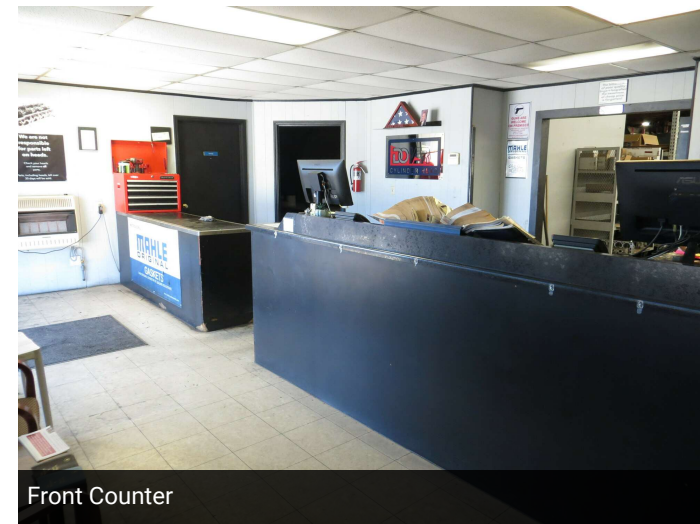
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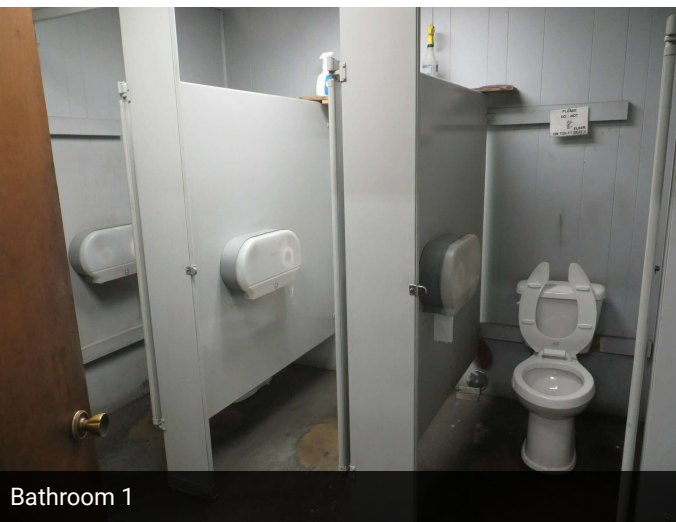
Front Counter



Front Counter



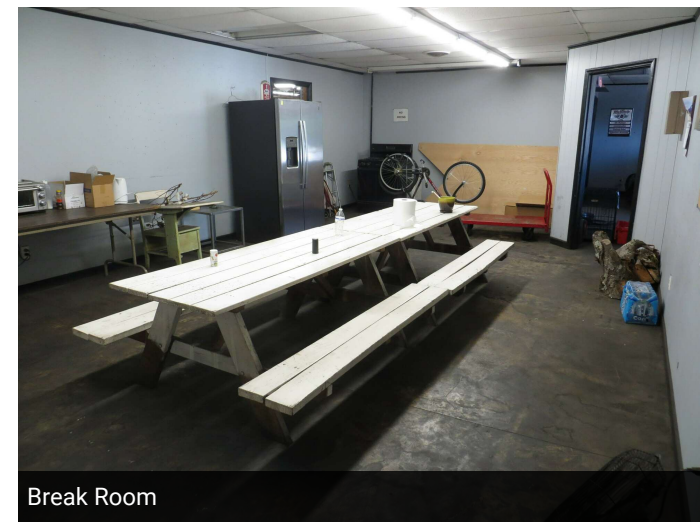
Front Counter



Bathroom 1



Office



Break Room

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Exterior Photos

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Section 2

Location Information



Regional Map

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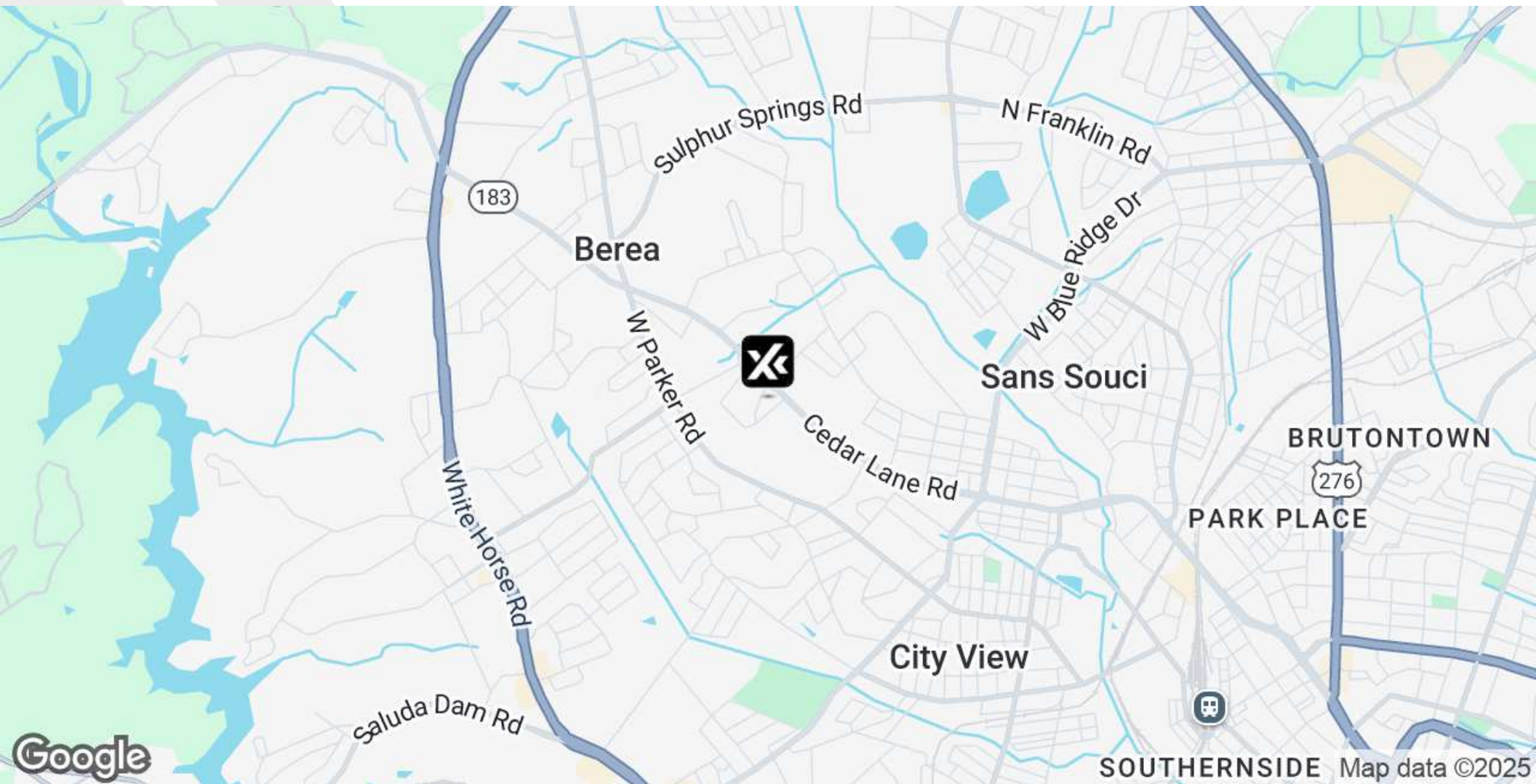
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Location Map

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Aerial Map

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Section 3

Market Information



1489 Cedar Lane Rd, Greenville, SC 29617

Building Type: **Industrial**
RBA: **19,000 SF**
Land Area: **1.3 AC**
Total **0 SF**

Warehse Avail: -
Office Avail: -
% Leased: **100%**
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	10,494		71,459		152,421	
2024 Estimate	9,497		64,249		137,501	
2020 Census	8,899		57,587		124,282	
Growth 2024 - 2029	10.50%		11.22%		10.85%	
Growth 2020 - 2024	6.72%		11.57%		10.64%	
2024 Population by Age	9,497		64,249		137,501	
Age 0 - 4	643	6.77%	4,252	6.62%	8,803	6.40%
Age 5 - 9	653	6.88%	4,082	6.35%	7,925	5.76%
Age 10 - 14	764	8.04%	4,458	6.94%	8,490	6.17%
Age 15 - 19	721	7.59%	3,977	6.19%	8,505	6.19%
Age 20 - 24	634	6.68%	3,851	5.99%	9,561	6.95%
Age 25 - 29	619	6.52%	4,480	6.97%	10,504	7.64%
Age 30 - 34	697	7.34%	5,206	8.10%	11,315	8.23%
Age 35 - 39	708	7.45%	4,927	7.67%	10,353	7.53%
Age 40 - 44	662	6.97%	4,301	6.69%	8,966	6.52%
Age 45 - 49	552	5.81%	3,704	5.77%	7,754	5.64%
Age 50 - 54	502	5.29%	3,542	5.51%	7,421	5.40%
Age 55 - 59	467	4.92%	3,539	5.51%	7,505	5.46%
Age 60 - 64	470	4.95%	3,687	5.74%	7,778	5.66%
Age 65 - 69	435	4.58%	3,418	5.32%	7,343	5.34%
Age 70 - 74	334	3.52%	2,631	4.10%	5,852	4.26%
Age 75 - 79	253	2.66%	1,853	2.88%	4,192	3.05%
Age 80 - 84	192	2.02%	1,248	1.94%	2,778	2.02%
Age 85+	190	2.00%	1,093	1.70%	2,459	1.79%
Age 65+	1,404	14.78%	10,243	15.94%	22,624	16.45%
Median Age	35.10		36.80		36.80	
Average Age	36.60		38.10		38.40	



1489 Cedar Lane Rd, Greenville, SC 29617

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	9,497	64,249	137,501
White	4,143 43.62%	32,836 51.11%	82,098 59.71%
Black	1,604 16.89%	15,149 23.58%	29,654 21.57%
Am. Indian & Alaskan	100 1.05%	356 0.55%	545 0.40%
Asian	89 0.94%	611 0.95%	1,624 1.18%
Hawaiian & Pacific Island	0 0.00%	11 0.02%	47 0.03%
Other	3,561 37.50%	15,286 23.79%	23,532 17.11%
Population by Hispanic Origin	9,497	64,249	137,501
Non-Hispanic Origin	5,574 58.69%	48,864 76.05%	114,947 83.60%
Hispanic Origin	3,923 41.31%	15,386 23.95%	22,554 16.40%
2024 Median Age, Male	33.90	35.60	35.80
2024 Average Age, Male	35.30	36.80	37.30
2024 Median Age, Female	36.40	38.20	37.70
2024 Average Age, Female	37.90	39.30	39.50
2024 Population by Occupation Classification	7,293	50,664	110,582
Civilian Employed	3,892 53.37%	30,741 60.68%	68,009 61.50%
Civilian Unemployed	120 1.65%	1,155 2.28%	2,274 2.06%
Civilian Non-Labor Force	3,281 44.99%	18,704 36.92%	40,210 36.36%
Armed Forces	0 0.00%	64 0.13%	89 0.08%
Households by Marital Status			
Married	1,226	8,820	20,547
Married No Children	638	5,453	13,133
Married w/Children	588	3,367	7,414
2024 Population by Education	6,738	47,088	101,836
Some High School, No Diploma	2,117 31.42%	9,422 20.01%	15,758 15.47%
High School Grad (Incl Equivalency)	2,099 31.15%	13,380 28.41%	24,115 23.68%
Some College, No Degree	1,131 16.79%	10,312 21.90%	21,917 21.52%
Associate Degree	657 9.75%	3,459 7.35%	7,619 7.48%
Bachelor Degree	523 7.76%	6,811 14.46%	20,091 19.73%
Advanced Degree	211 3.13%	3,704 7.87%	12,336 12.11%



1489 Cedar Lane Rd, Greenville, SC 29617

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	6,221		54,239		122,746	
Real Estate & Finance	132	2.12%	1,356	2.50%	4,189	3.41%
Professional & Management	1,020	16.40%	12,512	23.07%	34,461	28.08%
Public Administration	27	0.43%	857	1.58%	1,680	1.37%
Education & Health	482	7.75%	5,544	10.22%	14,696	11.97%
Services	945	15.19%	5,479	10.10%	11,589	9.44%
Information	248	3.99%	701	1.29%	1,491	1.21%
Sales	513	8.25%	6,436	11.87%	14,171	11.54%
Transportation	30	0.48%	296	0.55%	745	0.61%
Retail	330	5.30%	3,247	5.99%	6,667	5.43%
Wholesale	122	1.96%	956	1.76%	2,093	1.71%
Manufacturing	463	7.44%	4,436	8.18%	8,964	7.30%
Production	756	12.15%	5,284	9.74%	9,388	7.65%
Construction	985	15.83%	4,658	8.59%	7,040	5.74%
Utilities	33	0.53%	896	1.65%	2,014	1.64%
Agriculture & Mining	0	0.00%	81	0.15%	211	0.17%
Farming, Fishing, Forestry	2	0.03%	84	0.15%	142	0.12%
Other Services	133	2.14%	1,416	2.61%	3,205	2.61%
2024 Worker Travel Time to Job	3,837		28,410		62,465	
<30 Minutes	1,953	50.90%	18,883	66.47%	44,126	70.64%
30-60 Minutes	1,456	37.95%	8,156	28.71%	15,739	25.20%
60+ Minutes	428	11.15%	1,371	4.83%	2,600	4.16%
2020 Households by HH Size	3,142		23,280		50,363	
1-Person Households	862	27.43%	7,567	32.50%	17,076	33.91%
2-Person Households	902	28.71%	7,331	31.49%	16,606	32.97%
3-Person Households	519	16.52%	3,612	15.52%	7,162	14.22%
4-Person Households	463	14.74%	2,536	10.89%	5,394	10.71%
5-Person Households	220	7.00%	1,310	5.63%	2,560	5.08%
6-Person Households	117	3.72%	581	2.50%	992	1.97%
7 or more Person Households	59	1.88%	343	1.47%	573	1.14%
2024 Average Household Size	2.60		2.40		2.30	
Households						
2029 Projection	3,700		28,880		62,434	
2024 Estimate	3,346		25,941		56,149	
2020 Census	3,142		23,279		50,363	
Growth 2024 - 2029	10.58%		11.33%		11.19%	
Growth 2020 - 2024	6.49%		11.44%		11.49%	



1489 Cedar Lane Rd, Greenville, SC 29617

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	3,346	25,941	56,150
<\$25,000	1,124 33.59%	7,030 27.10%	12,980 23.12%
\$25,000 - \$50,000	1,083 32.37%	7,798 30.06%	14,740 26.25%
\$50,000 - \$75,000	492 14.70%	3,678 14.18%	8,577 15.28%
\$75,000 - \$100,000	192 5.74%	2,564 9.88%	5,711 10.17%
\$100,000 - \$125,000	111 3.32%	1,568 6.04%	3,515 6.26%
\$125,000 - \$150,000	246 7.35%	1,312 5.06%	2,941 5.24%
\$150,000 - \$200,000	61 1.82%	877 3.38%	2,907 5.18%
\$200,000+	37 1.11%	1,114 4.29%	4,779 8.51%
2024 Avg Household Income	\$51,674	\$65,154	\$80,874
2024 Med Household Income	\$35,772	\$42,941	\$51,041
2024 Occupied Housing	3,346	25,942	56,149
Owner Occupied	1,642 49.07%	12,442 47.96%	29,220 52.04%
Renter Occupied	1,704 50.93%	13,500 52.04%	26,929 47.96%
2020 Housing Units	2,900	25,851	56,770
1 Unit	2,170 74.83%	18,316 70.85%	39,890 70.27%
2 - 4 Units	137 4.72%	2,278 8.81%	4,538 7.99%
5 - 19 Units	415 14.31%	2,551 9.87%	4,975 8.76%
20+ Units	178 6.14%	2,706 10.47%	7,367 12.98%
2024 Housing Value	1,641	12,441	29,221
<\$100,000	741 45.16%	3,437 27.63%	5,959 20.39%
\$100,000 - \$200,000	627 38.21%	4,020 32.31%	6,920 23.68%
\$200,000 - \$300,000	207 12.61%	2,831 22.76%	6,605 22.60%
\$300,000 - \$400,000	6 0.37%	846 6.80%	3,459 11.84%
\$400,000 - \$500,000	0 0.00%	296 2.38%	1,577 5.40%
\$500,000 - \$1,000,000	22 1.34%	771 6.20%	3,872 13.25%
\$1,000,000+	38 2.32%	240 1.93%	829 2.84%
2024 Median Home Value	\$112,679	\$169,241	\$226,215
2024 Housing Units by Yr Built	3,658	28,412	61,823
Built 2010+	332 9.08%	6,030 21.22%	12,858 20.80%
Built 2000 - 2010	426 11.65%	3,038 10.69%	6,663 10.78%
Built 1990 - 1999	424 11.59%	2,451 8.63%	5,931 9.59%
Built 1980 - 1989	356 9.73%	2,797 9.84%	5,951 9.63%
Built 1970 - 1979	748 20.45%	3,652 12.85%	6,954 11.25%
Built 1960 - 1969	650 17.77%	3,719 13.09%	7,363 11.91%
Built 1950 - 1959	457 12.49%	3,571 12.57%	8,131 13.15%
Built <1949	265 7.24%	3,154 11.10%	7,972 12.89%
2024 Median Year Built	1975	1979	1980





Market Summary

1489 Cedar Lane Rd

19,000 SF Industrial Warehouse

PREPARED BY



Robert Moss
Advisor, Vice-President



West Greenville Submarket Summary

West Greenville Industrial

The West Greenville industrial submarket has a vacancy rate of 6.8% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 5.0%, a result of -26,000 SF of net delivered space and -620,000 SF of net absorption.

West Greenville's vacancy rate of 6.8% compares to the submarket's five-year average of 3.4% and the 10-year average of 4.6%.

The West Greenville industrial submarket has roughly 1.4 million SF of space listed as available, for an availability rate of 11.5%. As of the third quarter of 2025, there is no industrial space under construction in West Greenville. In comparison, the submarket has averaged 25,000 SF of under construction inventory over the past 10 years.

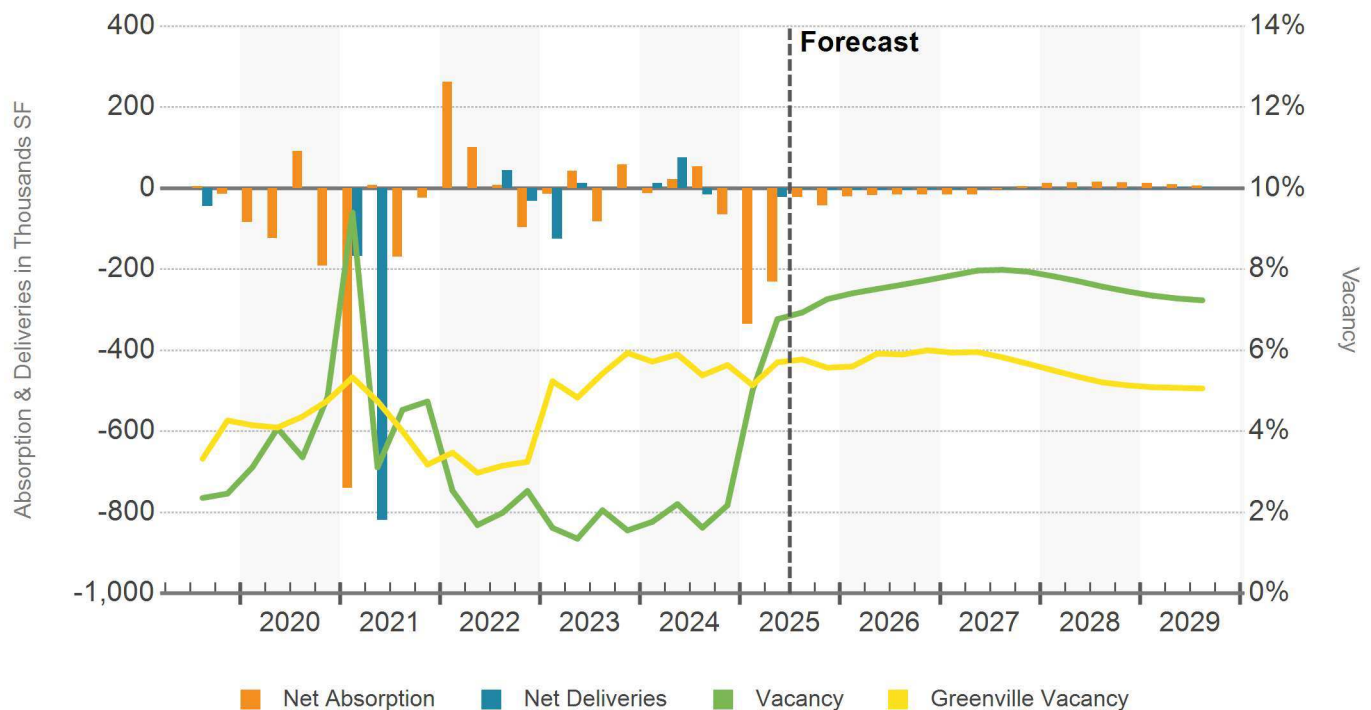
The West Greenville industrial submarket contains

roughly 11.9 million SF of inventory. The submarket has approximately 8.0 million SF of logistics inventory, 1.0 million SF of flex inventory, and 2.8 million SF of specialized inventory.

Market rents in West Greenville are \$7.20/SF. Rents average around \$6.80/SF for logistics buildings, \$11.40/SF for flex properties, and \$6.90/SF for specialized assets.

Rents have changed by 3.1% year over year in West Greenville, compared to a change of 3.4% market wide. Market rents have changed by 2.7% in logistics buildings year over year, 2.9% in flex buildings, and 4.2% in specialized buildings. In West Greenville, five-year average annual rent growth is 8.0% and 10-year average annual rent growth is 6.7%.

NET ABSORPTION, NET DELIVERIES & VACANCY



South Carolina's Upstate region has evolved into a destination for manufacturers and distributors over the past two decades. This is particularly true of suppliers to the automotive industry locating near BMW's Plant Spartanburg in the Greer area just outside of Greenville. Greenville and Spartanburg's location along the growing Interstate 85 corridor has also brought large-box retail distribution centers to the area in recent years as well.

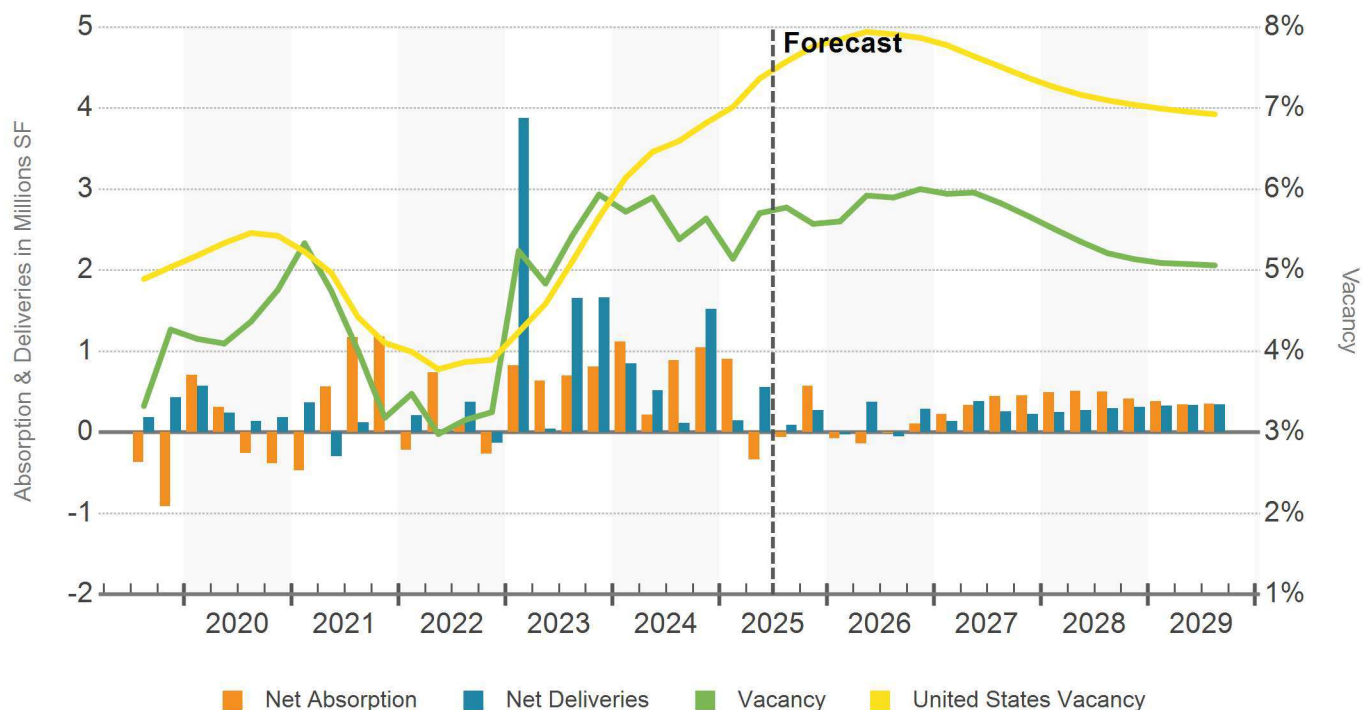
The region is nearing the end of a historic wave of industrial supply, which is leading to stabilized vacancy rates, despite slowing net absorption. Though the bulk of that supply growth came in the Spartanburg portion of the market, Greenville has also seen substantial supply pressure. Developers added more than 11 million SF since 2023, mostly in the form of large-box distribution centers.

Leasing activity has increased through the first half of 2025 as large-box move-ins from Izuzu and BMarko fill

vacancies in the market's new bulk-space inventory. Though net absorption has remained positive, it has softened slightly as move-outs in older, mid-size spaces increased. Availability rates have risen to more than 10% in properties between 100,000 SF and 250,000 SF, while availability rates in both smaller and larger properties have declined.

While rent growth in the market remains higher than the national average on a year-over-year basis, that growth leveled off in 25Q2. Landlords are offering increased concessions to lure tenants as a flight to quality among mid-size boxes intensifies. However, construction starts are down more than 60% from their peak in 2022, and less than 1% of inventory remains under construction. A thinner speculative pipeline will mean fewer new deliveries by late 2025 and into 2026. This tighter market could lead to reaccelerating rent growth in the longer term, once the market has time to absorb the more recent construction wave.

NET ABSORPTION, NET DELIVERIES & VACANCY



With its location along the Interstate 85 corridor directly between the population centers of Charlotte and Atlanta, Upstate South Carolina has benefitted from this booming megaregion's economic and demographic growth. The Upstate includes both the Greenville and Spartanburg metropolitan areas. As these two metros have expanded together, they have attracted increasing attention from corporate site selectors and job seekers, growing to a population of 1.2 million, the largest market in South Carolina.

Greenville and Spartanburg have long been manufacturing centers. While the textile industry was once dominant here, that sector has contracted due to offshoring. In its place, a thriving automotive manufacturing industry has grown, helping to make South Carolina a key exporter of automotive parts. The relocation of BMW's North American production facility to Greer in 1994 was the key catalyst in attracting other automotive parts suppliers. Today, the facility produces all the German automaker's X series SUVs and is

expanding its electric vehicle production capabilities. Additional companies such as Michelin, ZF Transmissions, and Lockheed Martin have all expanded in the region recently.

Educational assets such as Clemson University have focused on supporting the business and manufacturing industries. For example, Clemson's International Center for Automotive Research (CU-ICAR) serves as an incubator for the transfer of university research into industry.

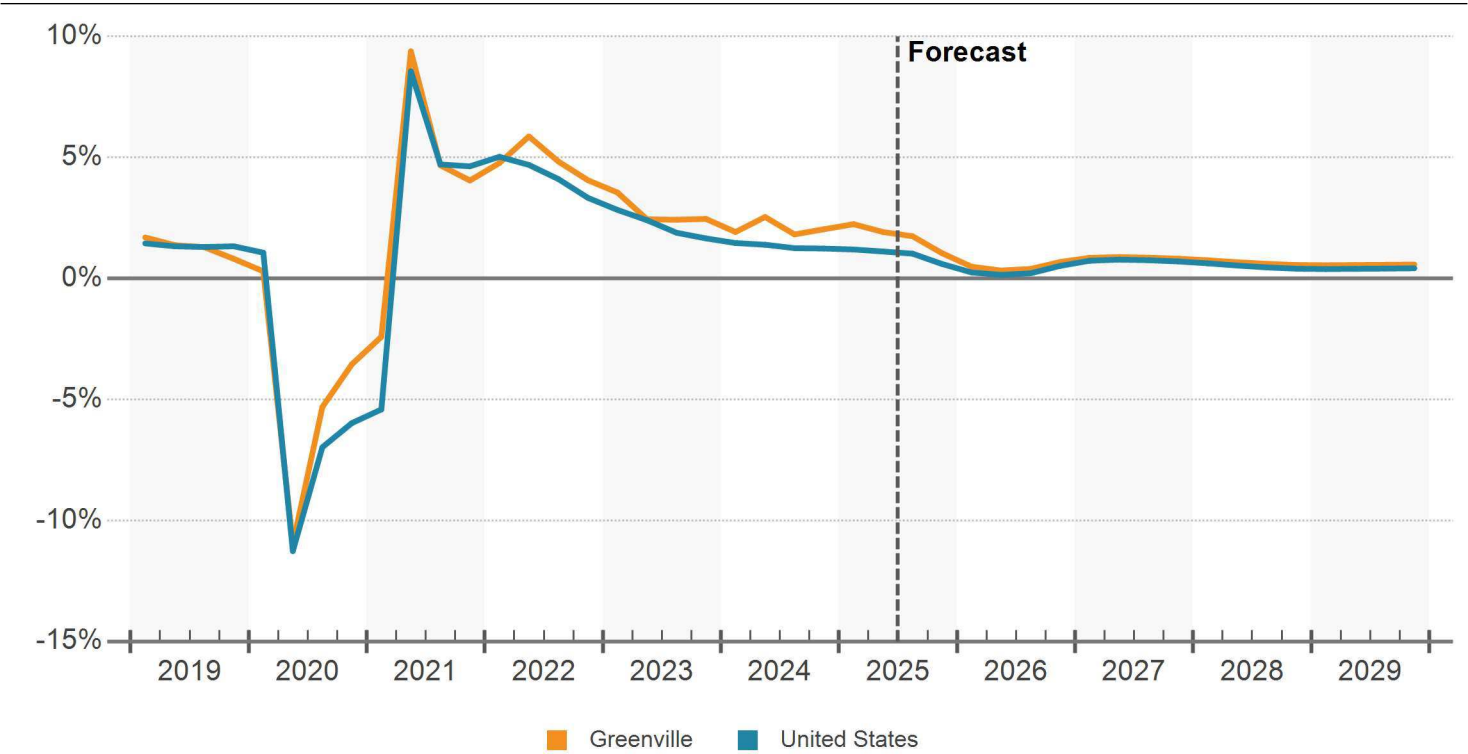
Downtown Greenville is known for its recent revitalization and serves as an entertainment and services center for the Upstate area. The financial services industry is also concentrated in the Greenville area, as TD Bank and LimaOne Capital have expanded here, helping to diversify this growing region's economic base. Other headquarters operations include Denny's restaurant in Downtown Spartanburg.

GREENVILLE EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	61	1.6	-0.08%	-0.83%	0.91%	0.32%	0.19%	0.09%
Trade, Transportation and Utilities	88	1.0	1.47%	0.63%	1.59%	0.83%	0.33%	0.24%
Retail Trade	50	1.1	1.06%	0.49%	1.16%	0.02%	0.32%	0.17%
Financial Activities	24	0.9	2.14%	0.96%	3.79%	1.30%	0.53%	0.29%
Government	61	0.9	0.52%	0.77%	0.48%	0.68%	0.77%	0.22%
Natural Resources, Mining and Construction	25	0.9	5.67%	1.15%	4.16%	2.10%	0.13%	0.60%
Education and Health Services	68	0.8	3.35%	3.36%	3.48%	2.21%	1.04%	0.73%
Professional and Business Services	78	1.1	1.38%	0.03%	0.96%	1.34%	0.72%	0.66%
Information	6	0.7	4.01%	0.22%	-1.38%	0.67%	0.34%	0.35%
Leisure and Hospitality	52	1.0	1.84%	1.37%	2.48%	1.16%	0.92%	0.81%
Other Services	18	1.0	3.38%	1.17%	2.43%	0.73%	0.41%	0.23%
Total Employment	481	1.0	1.78%	1.04%	1.78%	1.18%	0.60%	0.45%

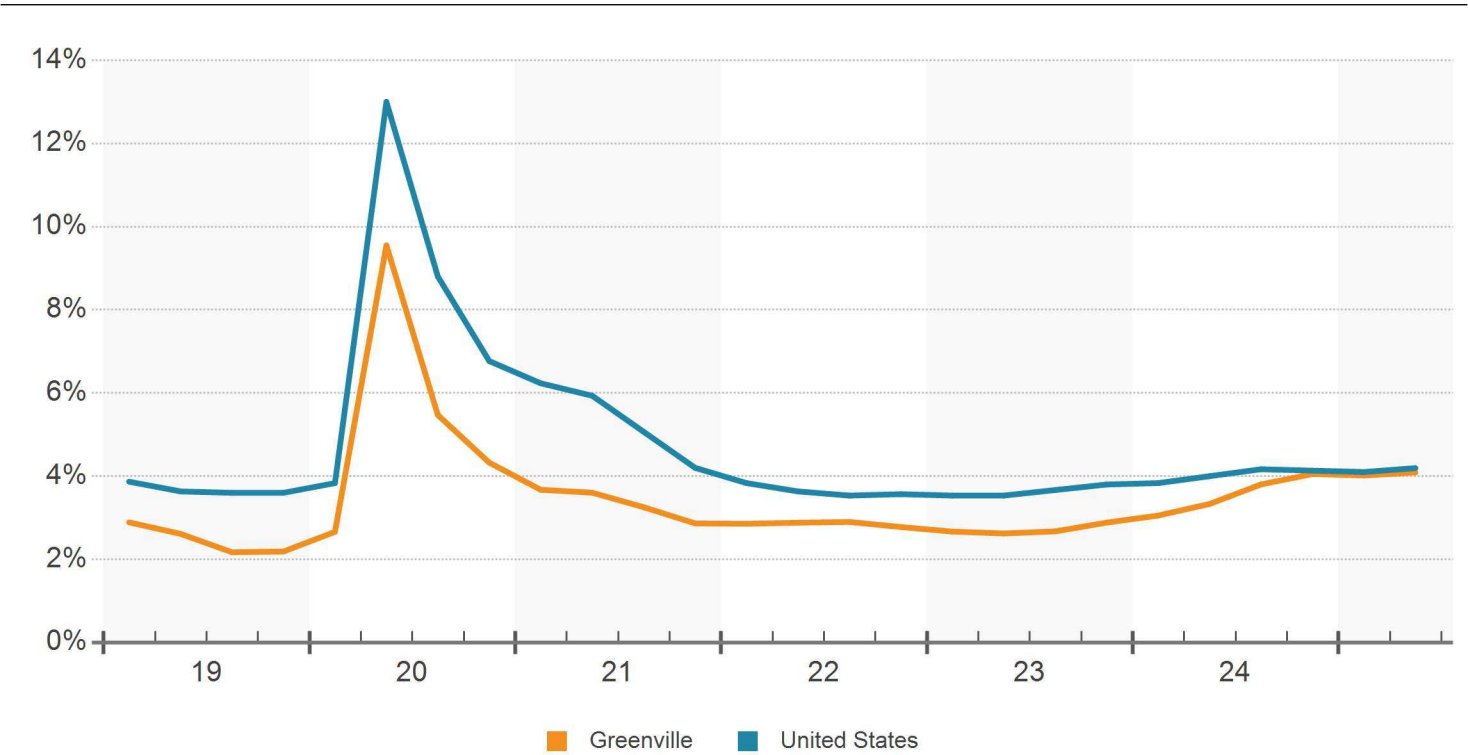
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

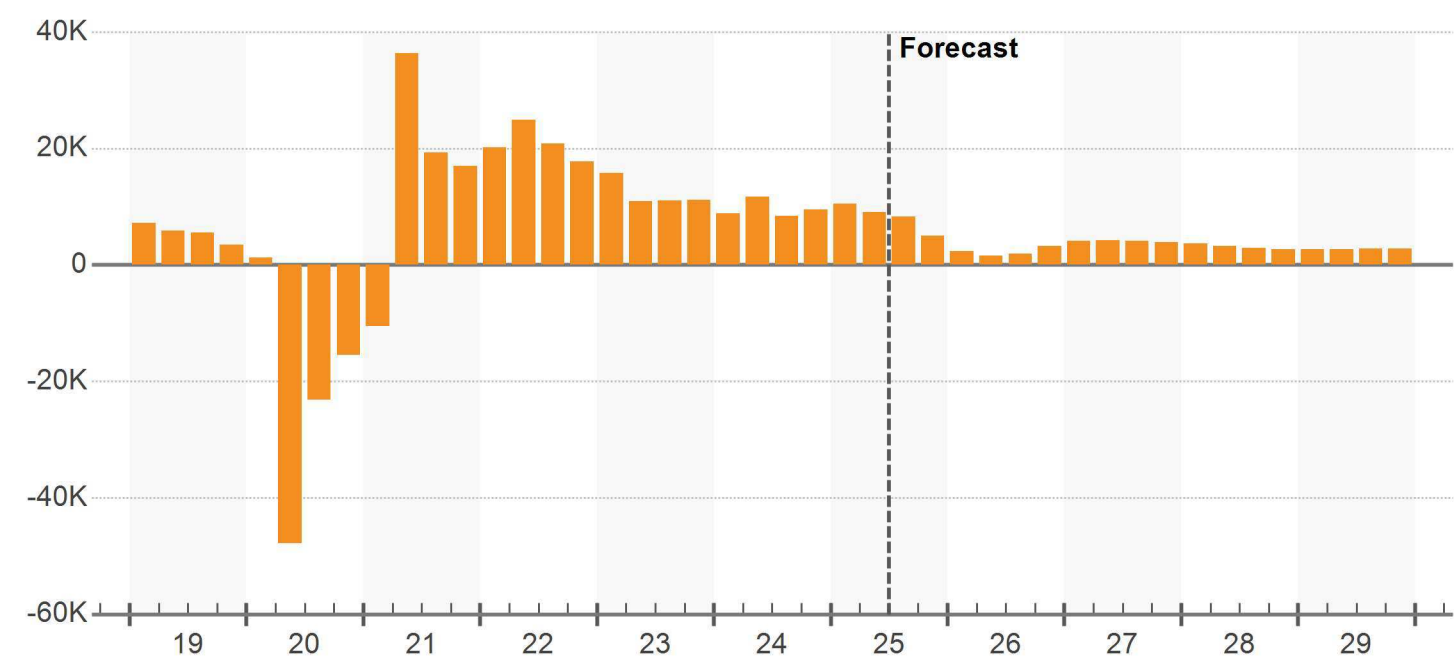


Source: Oxford Economics

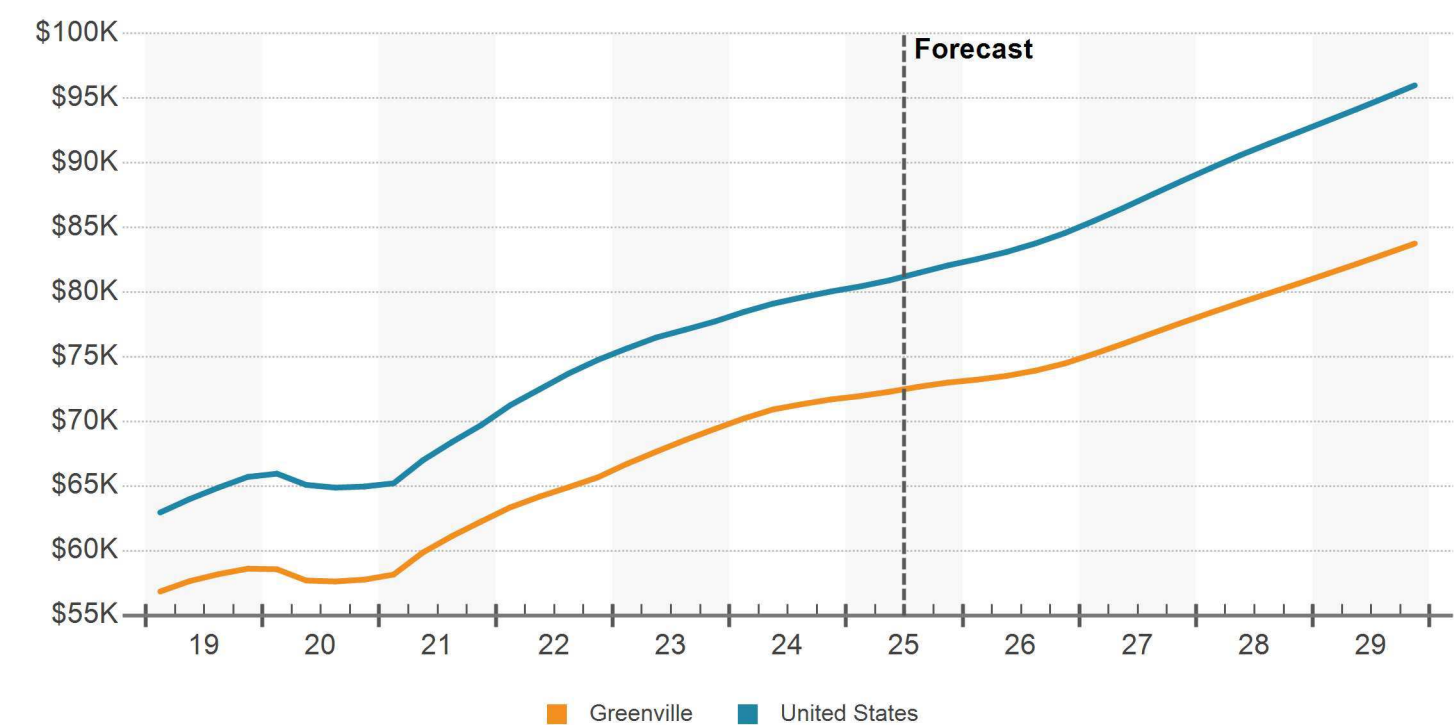
UNEMPLOYMENT RATE (%)



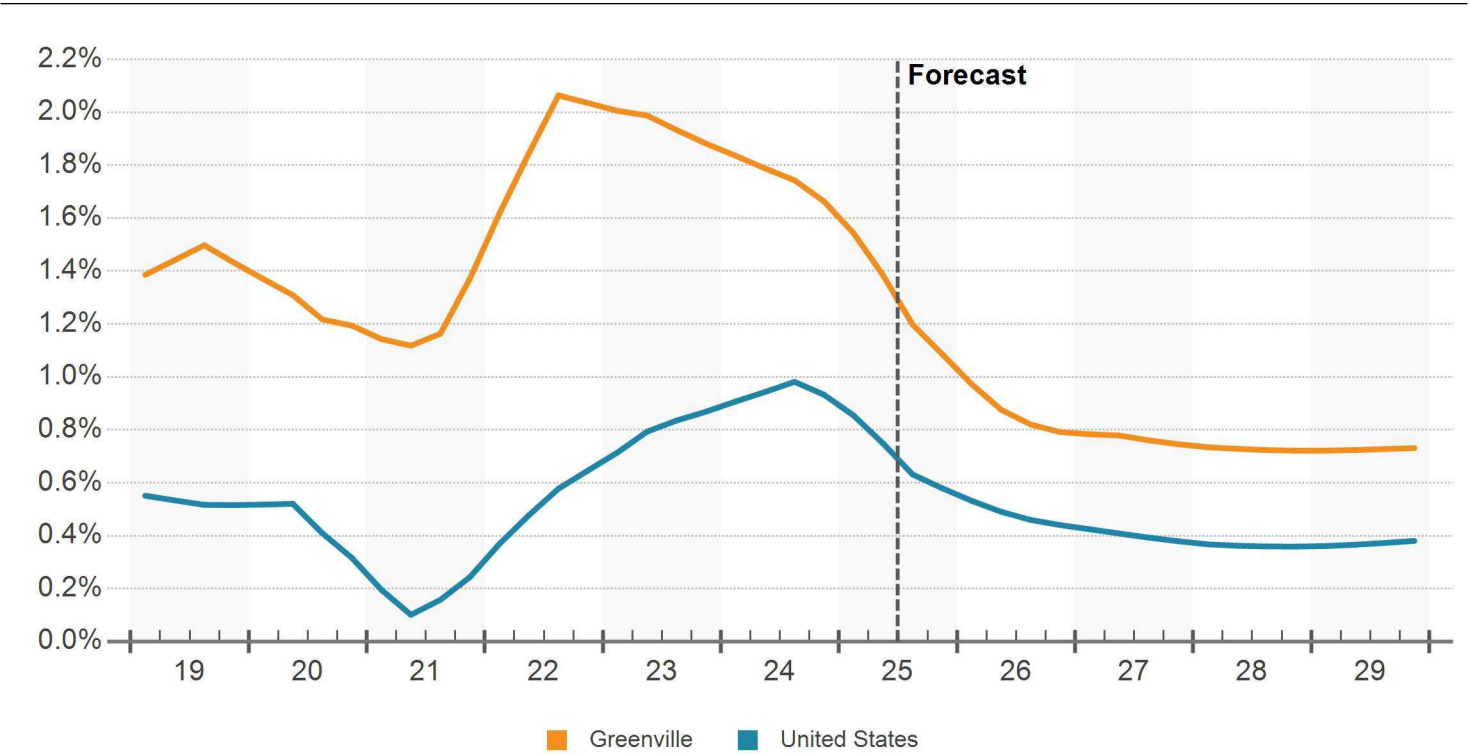
NET EMPLOYMENT CHANGE (YOY)



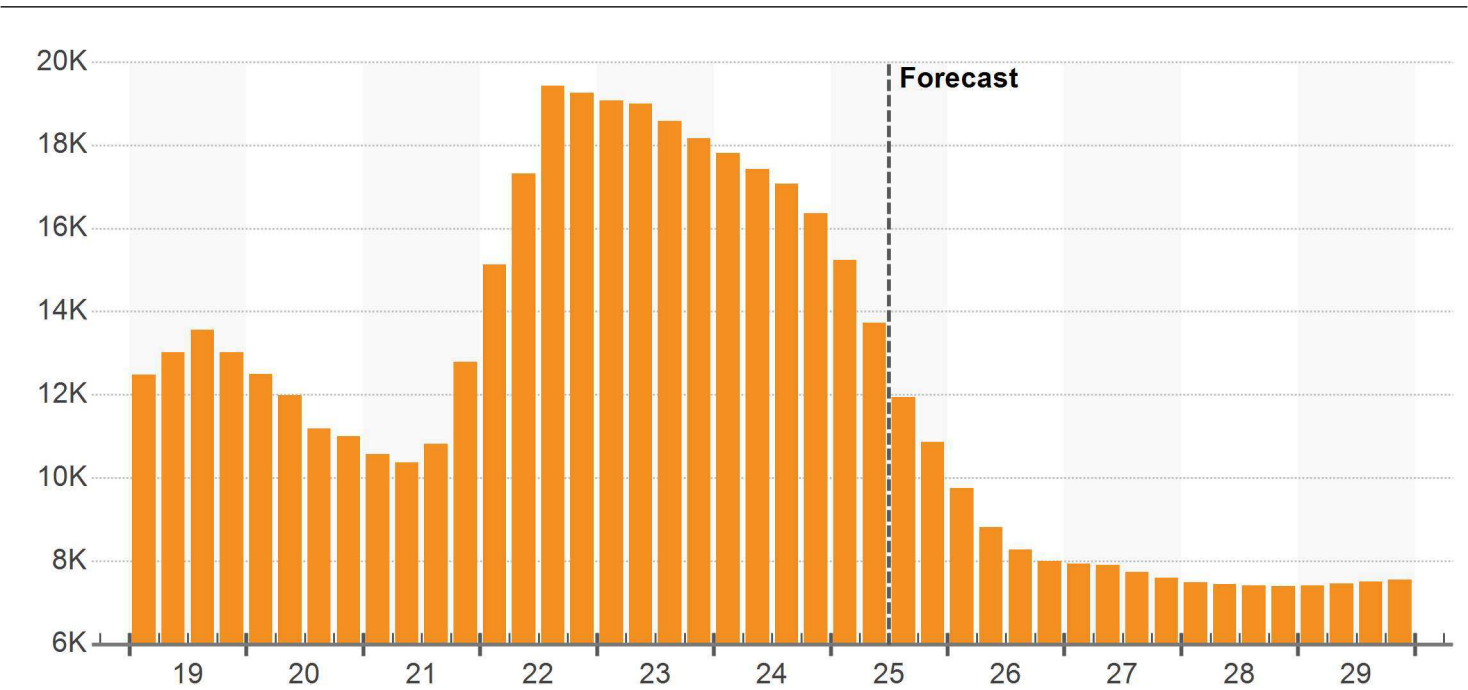
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)



DEMOGRAPHIC TRENDS

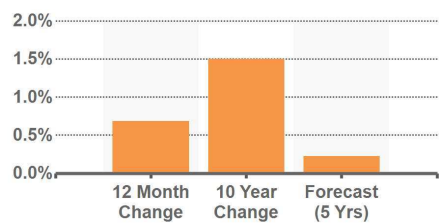
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,008,041	342,152,563	1.2%	0.7%	1.5%	0.6%	0.8%	0.4%
Households	410,964	134,528,000	1.4%	0.8%	1.8%	1.0%	0.8%	0.5%
Median Household Income	\$72,597	\$81,359	1.9%	2.4%	4.5%	4.0%	3.4%	3.9%
Labor Force	478,856	170,831,359	0.7%	1.5%	1.5%	0.8%	0.2%	0.3%
Unemployment	4.1%	4.2%	0.4%	0.1%	-0.1%	-0.1%	-	-

Source: Oxford Economics

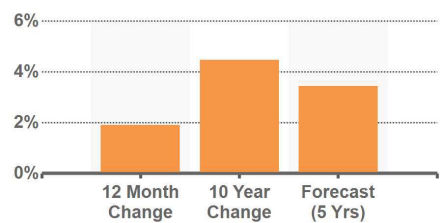
POPULATION GROWTH



LABOR FORCE GROWTH



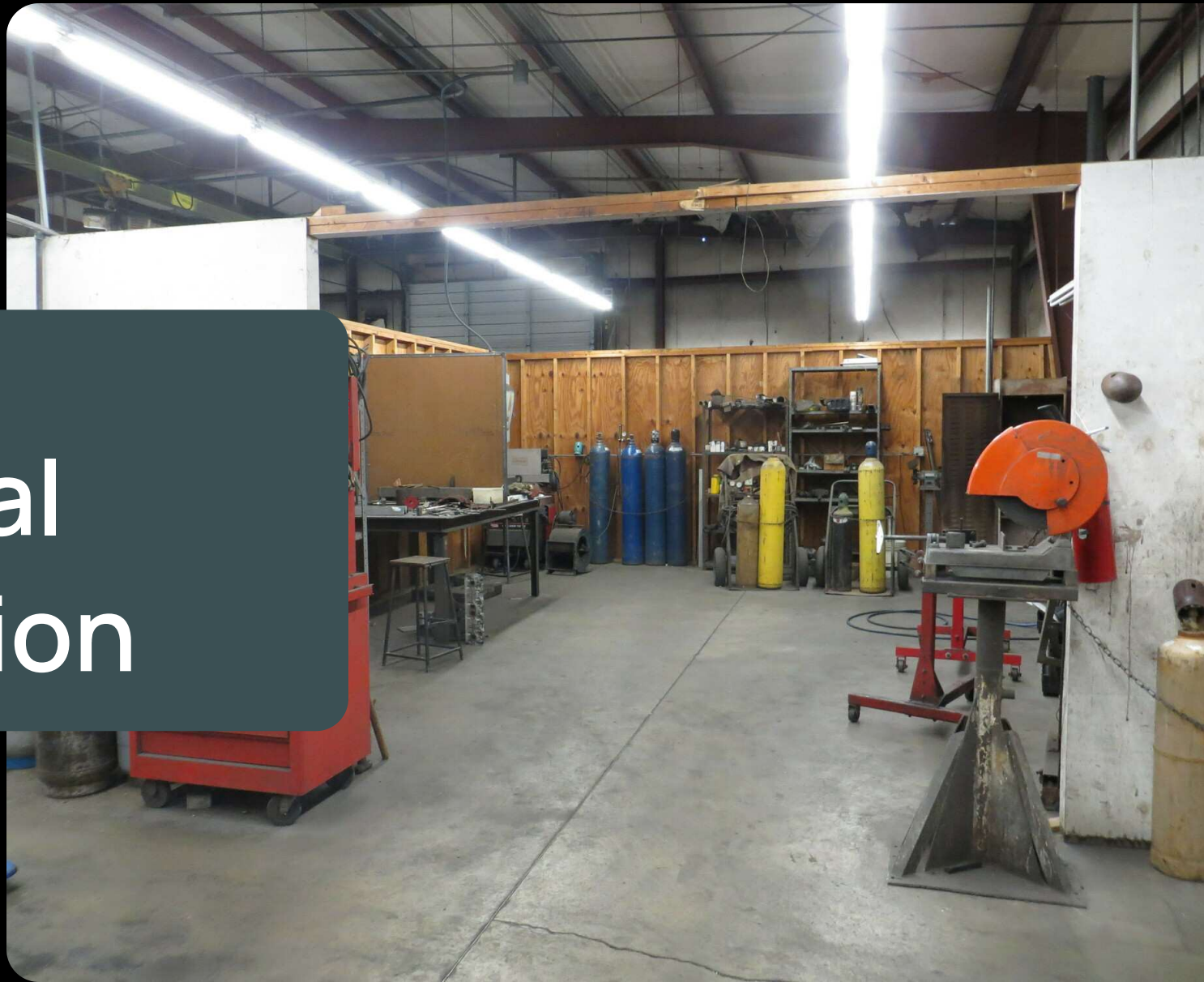
INCOME GROWTH



Source: Oxford Economics

Section 4

Additional Information



Broker Bio

FOR SALE



ROBERT (BOBBY) MOSS

Vice-President of Sales

robert.moss@expcommercial.com

Direct: **864.569.2786**

SC #106616 // GA #396512 / AL #000128426-0 / NC #312110 / TN #364818

PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community and land assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

EDUCATION

Bachelor of Arts, Furman University
Computer Science/Business Administration
Greenville, SC

MEMBERSHIPS

International Business Brokers Association (IBBA)

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Columbia, SC 29201
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South Carolina Department of Labor, Licensing and Regulation
South Carolina Real Estate Commission
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P.O. Box 11847 • Columbia • SC 29211-1847
Phone: 803-896-4400 • Contact.REC@llr.sc.gov • Fax: 803-896-4427
llr.sc.gov/re

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIP

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, including being shown a home (or any property), it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with any real estate buyer or seller as customers: *present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.*

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40- 57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A ***seller becomes a client*** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A ***buyer becomes a client*** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following ***client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.*** Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

By signing this disclosure, you do not agree to pay a commission or any other compensation to a brokerage firm. The brokerage firm will not receive compensation from any source for showing homes or property to you as a customer without a separate written agreement. The amount, rate, and source of any compensation paid to a brokerage firm will be contained in a separate written agreement. The brokerage firm may not receive compensation from any source that exceeds the amount or rate agreed to in their agreement with a buyer or seller, except with full knowledge and written consent to all parties. Commissions are fully negotiable and not set by law.

The choice of service belongs to you -- the South Carolina Consumer.

Acknowledgement of Receipt:

Signature: _____ Date: _____

Signature: _____ Date: _____

Brokerage Firm Name:

eXp Commercial LLC

Signature: Robert J Moss Date: _____

This form has been approved by the South Carolina Real Estate Commission for use in explaining representation and compensation in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Thank you!

IMPORTANT NOTE:

An active business occupies the warehouse. Do not disturb the business/employees without prior approval. Business will liquidate upon the sale of the warehouse.



Robert (Bobby) Moss

864.569.2786

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www.expcommercial.com