

SALE / LEASE

Abbeville Warehouse

584 HIGHWAY 28 SOUTH

Abbeville, SC 29620

PRESENTED BY:

DAMIEN LANCLOS, CCIM

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



VIDEO

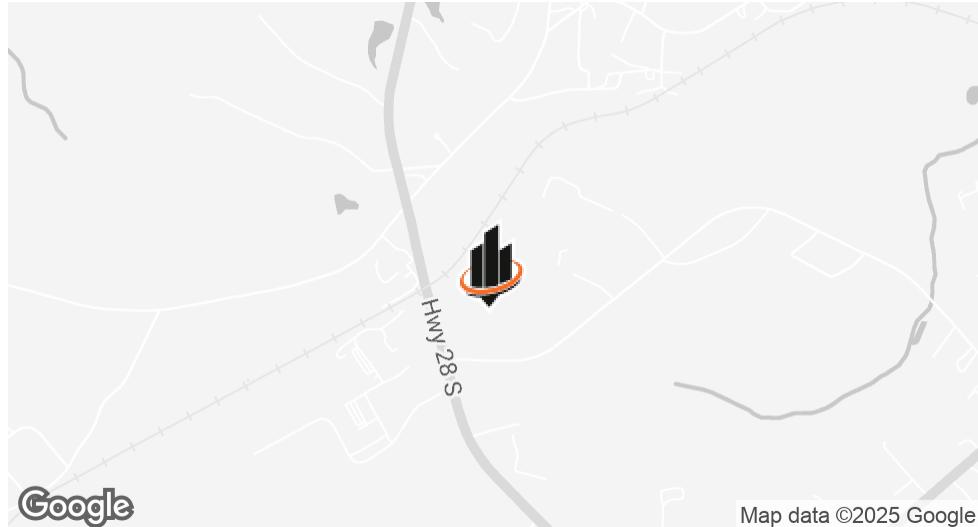
OFFERING SUMMARY

SALE PRICE:	\$3,100,825
LEASE RATE:	\$3.50 SF/yr (NNN)
AVAILABLE SF:	106,925 SF
LOT SIZE:	19.07 Acres
BUILDING SIZE:	106,925 SF

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PROPERTY DESCRIPTION

Presenting an exceptional industrial/manufacturing opportunity in Abbeville, SC. This expansive 106,925 SF building, zoned LI, offers a solid foundation for industrial uses. Its prime features include five spacious offices and a conference room all of which are air conditioned.

PROPERTY HIGHLIGHTS

- Heavy Power (Duke Energy Substation on premises)
- 15' Clear Height
- Ten Dock Doors
- Large Drive In Bay on Grade
- Adjacent, 2,000 sf, two-bay shop.
- Possible Rail Spur

ADDITIONAL PHOTOS

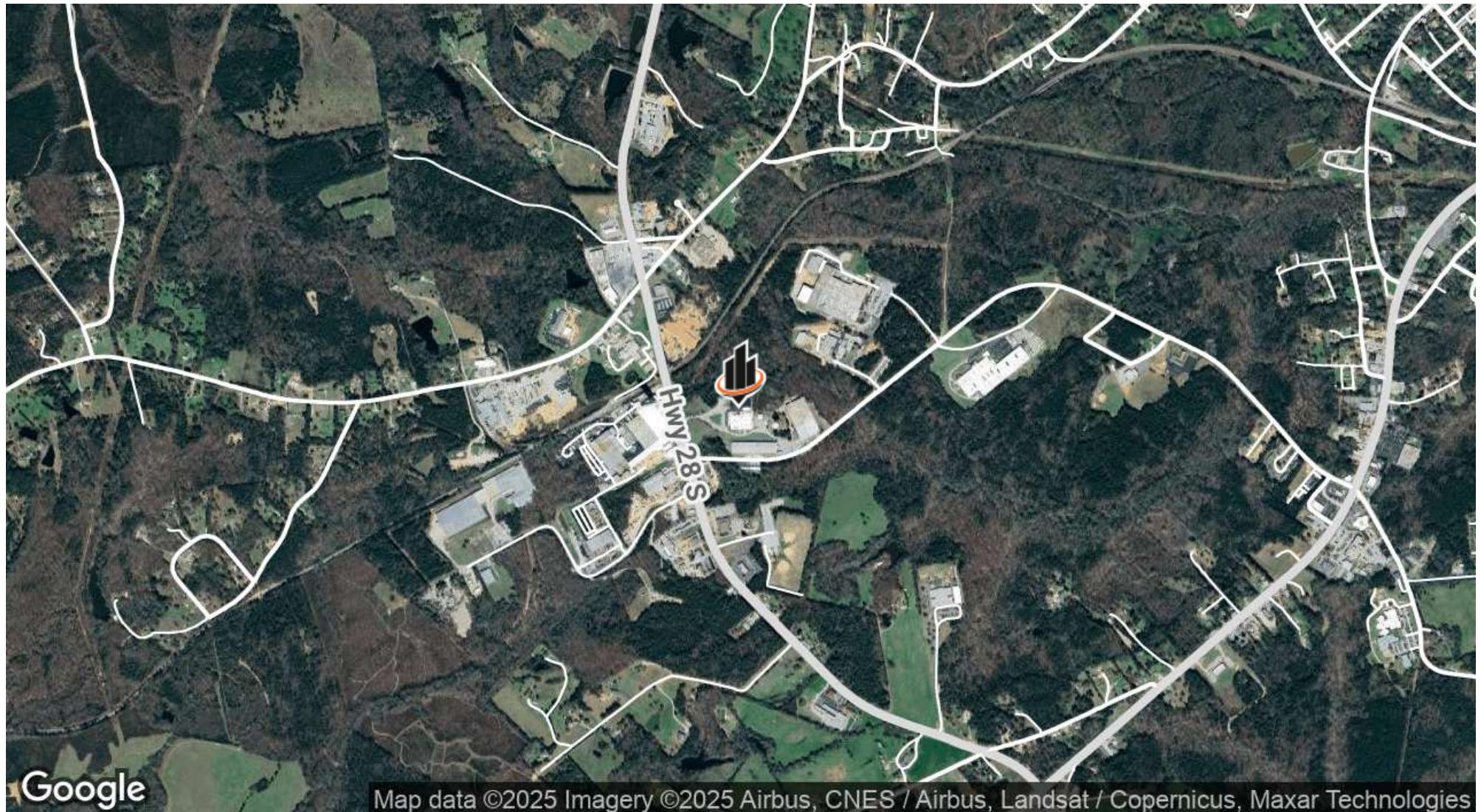


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LOCATION MAP



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MANAGING DIRECTOR



DAMIEN LANCLOS, CCIM

Managing Director

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Direct: **706.945.6652**

PROFESSIONAL BACKGROUND

Damien Lanclos, CCIM serves as Managing Director of SVN / KD Lanclos & Associates LLC and specializes in the sale and leasing of office, retail, land and multifamily properties in the CSRA.

Prior to commercial real estate, Lanclos worked in the medical sales industry where he was quickly promoted to manage his firm's international operation in Europe. His focus involved working with medical diagnostic and surgical products, providing marketing and sales direction and oversight. After living abroad for several years, Lanclos moved back to the U.S. and entered the pharmaceutical industry, ultimately being promoted to the position of National Account Executive while at Johnson & Johnson.

Since founding SVN | KD Lanclos & Associates in 2013, Lanclos has exceeded over \$100 million in transaction volume and is a continued recipient of the SVN President's Circle Award in recognition of outstanding sales. Lanclos is consistently ranked in the Top 50 Producers in the Nation of completed transactions at SVN. In 2017, Lanclos was inducted into the Atlanta Commercial Board of Realtors Million Dollar Club.

Lanclos earned a Bachelor of Arts in English from the University of Georgia. In his free time Lanclos enjoys spending time with his family and fishing the Southwest Florida coast. Lanclos is licensed in Georgia & South Carolina.

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