

INDUSTRIAL FOR SALE

149 PIPER LANE

GEORGETOWN, SC 29440



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

PRESENTED BY:

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PROPERTY SUMMARY

149 PIPER LANE | GEORGETOWN, SC 29440

Property Summary

Price:	\$2,300,000
PSF:	\$110.03
Building SF:	20,904
Lot Size:	5.0 Acres
County:	Georgetown
APN:	01-0447-002-05-00
Zoning:	Light Industrial
Year Built:	2002
Occupancy:	Vacant
Dock Doors:	5
Yard:	Fenced in/ Gated entrance
Signal Intersection:	Highway 17 & Aviation Blvd.
Utilities:	Public

Property Overview

This property encompasses a substantial five acres of secured and fully fenced land, ensuring privacy and security. Access to the property is controlled via a gated entrance. The grounds are meticulously maintained with professional landscaping throughout, and there is abundant parking available for both employees and visitors, complemented by well-maintained sidewalks for easy navigation around the site.

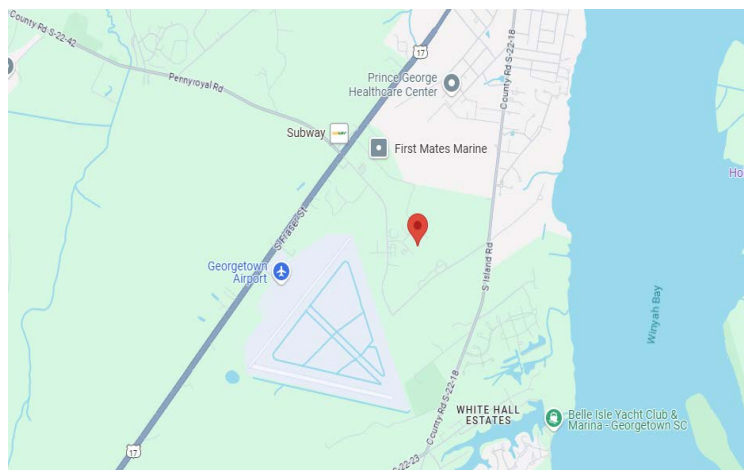
Situated on the premises are two office warehouse buildings, both constructed in 2002 and totaling 20,904 square feet. Both buildings are in excellent condition, reflecting consistent upkeep. The first building is configured with approximately 25% of the space dedicated to office use. This office area includes a fully equipped kitchen, several private offices, and convenient restroom facilities. The remaining 75% of this building provides clean and well-maintained storage space. The second building offers a smaller office component, approximately 12% of its total area. This section features a practical kitchenette, a dedicated conference room, additional private offices, a welcoming waiting room, and multiple restrooms. The warehouse area in the second building is open and spacious, insulated for temperature control, and benefits from central heating and cooling, as well as durable concrete flooring.

A convenient covered walkway connects the two buildings, providing seamless movement between the office and warehouse spaces. This covered area also houses the loading docks, which are designed with a height of four feet and include a total of five dock landings, facilitating efficient loading and unloading of goods.

The property's location offers significant advantages. It is situated near the Georgetown airport, making it ideal for businesses with air freight or travel needs. Furthermore, it is located within an established industrial zone, benefiting from existing infrastructure and a supportive business environment. Its close proximity to Highway 17 provides convenient and rapid access to both the major metropolitan areas of Charleston to the south and Myrtle Beach to the north, enhancing logistical efficiency. Properties with this combination of features and location are increasingly scarce in our local market. Given the current construction costs, the replacement cost of a similar property would significantly exceed the current asking price. This property truly represents an exceptional opportunity for immediate occupancy and operation without the need for any additional improvements or renovations. It's ready for a business to move in and start operations right away.

Location Overview

Near Georgetown Airport off Aviation Blvd. Just 3/4 a mile to Highway 17/ South Fraser Street



PROPERTY PHOTOS

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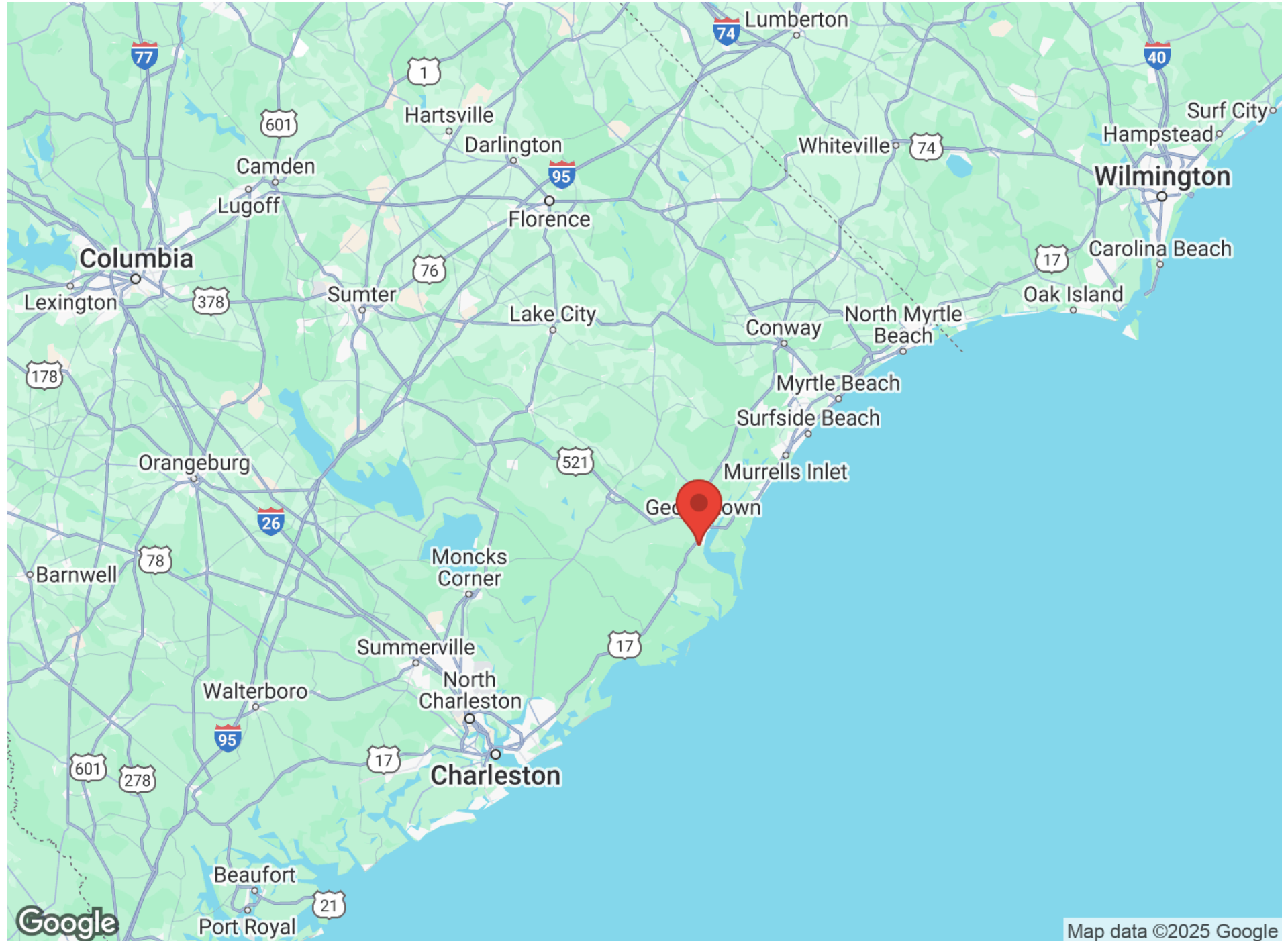
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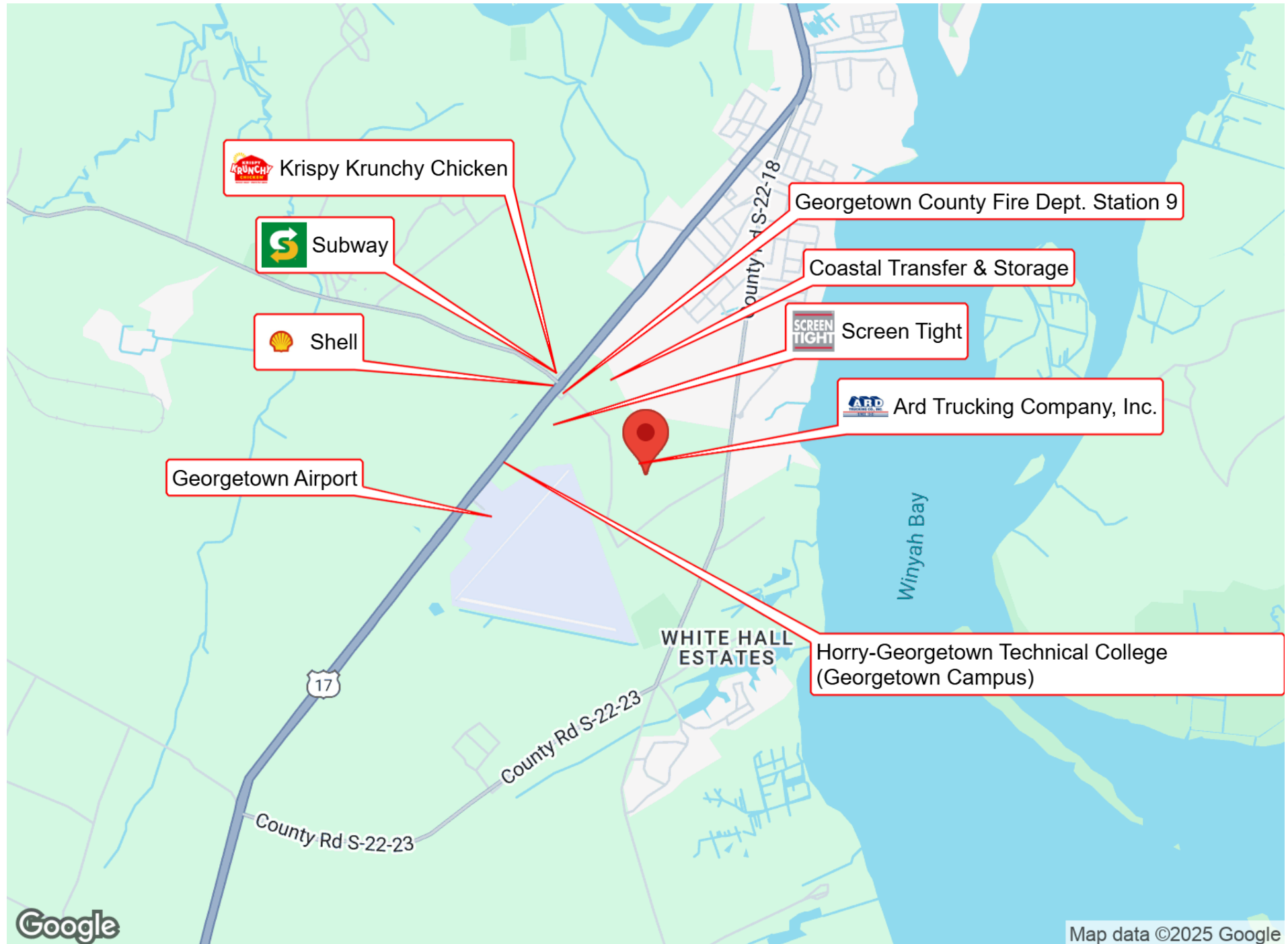
REGIONAL MAP

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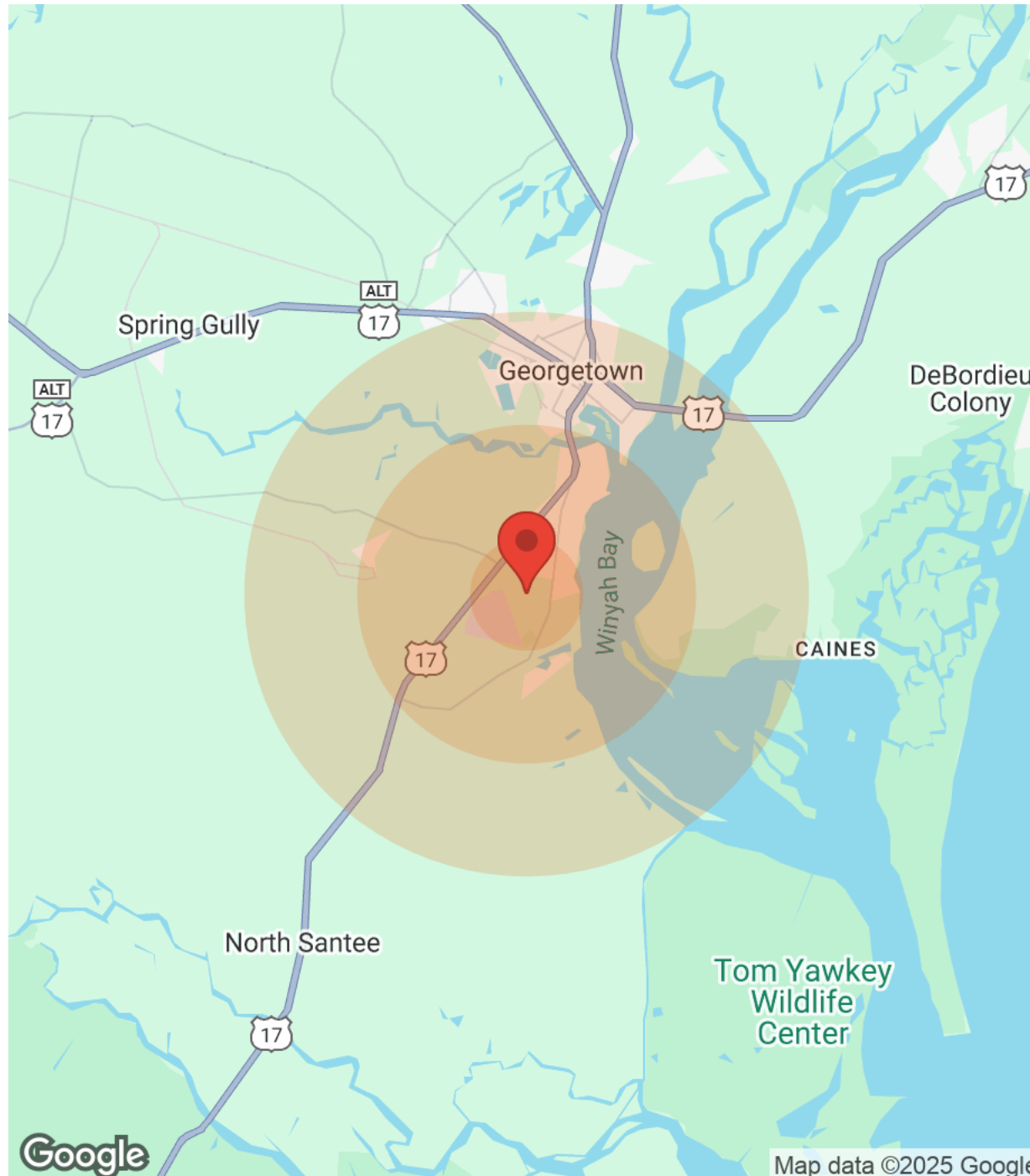
BUSINESS MAP

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DEMOGRAPHICS

149 PIPER LANE | GEORGETOWN, SC 29440



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,389	4,533
Female	N/A	2,646	5,134
Total Population	N/A	5,035	9,667

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,069	2,090
Ages 15-24	N/A	684	1,386
Ages 25-54	N/A	1,681	3,494
Ages 55-64	N/A	602	1,089
Ages 65+	N/A	999	1,608

Race	1 Mile	3 Miles	5 Miles
White	N/A	3,342	4,484
Black	N/A	1,224	4,588
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	4	4
Hispanic	N/A	675	887
Multi-Racial	N/A	930	1,182

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$40,032	\$36,738
< \$15,000	N/A	225	746
\$15,000-\$24,999	N/A	289	623
\$25,000-\$34,999	N/A	364	653
\$35,000-\$49,999	N/A	194	412
\$50,000-\$74,999	N/A	419	630
\$75,000-\$99,999	N/A	246	319
\$100,000-\$149,999	N/A	127	205
\$150,000-\$199,999	N/A	25	48
> \$200,000	N/A	11	26

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,224	4,651
Occupied	N/A	1,909	3,841
Owner Occupied	N/A	1,305	2,429
Renter Occupied	N/A	604	1,412
Vacant	N/A	315	810

Your NAI Team



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NAI The Litchfield
Company

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149 COUNTY ROAD S-22-884

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