

COMMERCIAL SPACE AVAILABLE

1000 Gilway Avenue, Holly Hill, SC 29059

FOR SALE



**COLDWELL BANKER
COMMERCIAL** ATLANTIC

KIP BOWMAN
Principal
kipbowman@gmail.com

SARA BODELL
Broker
sbodell@cbcatlantic.com

COMMERCIAL SPACE AVAILABLE FOR SALE

OFFERING SUMMARY



This 36,822± SF flex building is situated on 1.89 acres in the heart of Holly Hill, South Carolina. The property features a functional blend of warehouse and office space; making it well suited for flex spaces, warehousing and small business operations.

Strategically located and convenient to Summerville, Charleston, Goose Creek, North Charleston and Moncks Corner, this area is in the path of growth. The building offers expansive operational space, ample on-site parking and the ability to demise into smaller units to service the demand for flex space.



PRICE

\$1,000,000



ZONING

C-2 General Commercial District
{Zoned in Holly Hill}



COUNTY

Orangeburg County



TOTAL ACRES

1.89 Acres



BUILDING SIZE

36,822 SF



TAX ID

0332-20-04-009
0332-20-04-007

This versatile facility presents a unique opportunity for businesses seeking general commercial/flex uses close to the nearby manufacturing corridor, interstate accessibility to I-95 and I-26, and simply a low capital entry into the expanding Lowcountry market.

COMMERCIAL SPACE AVAILABLE FOR SALE

AN AERIAL MAP



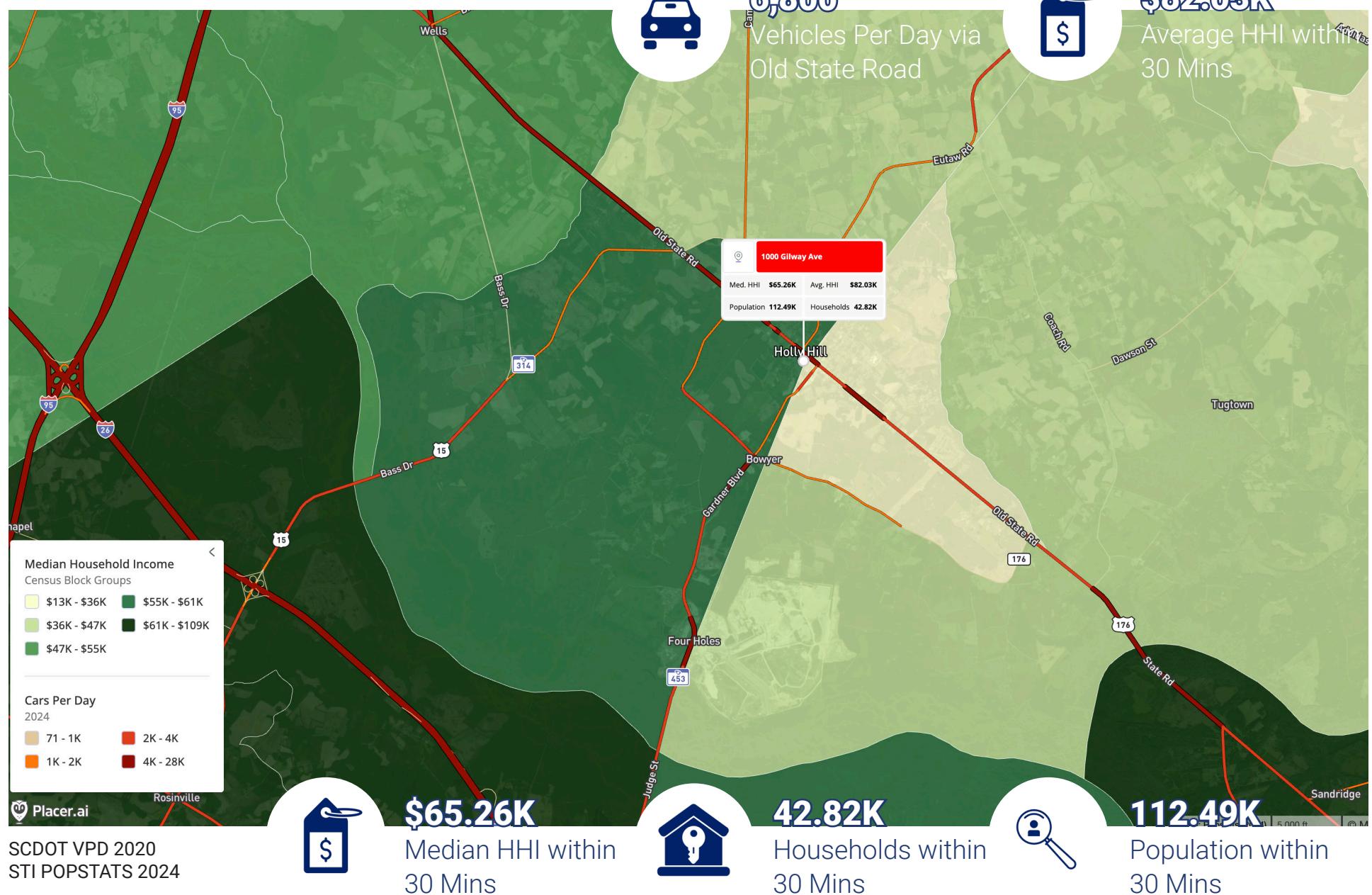
COMMERCIAL SPACE AVAILABLE FOR SALE

MAP



COMMERCIAL SPACE AVAILABLE FOR SALE

DEMOGRAPHICS



COMMERCIAL SPACE AVAILABLE FOR SALE



COMMERCIAL SPACE AVAILABLE FOR SALE





3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.