



WAREHOUSE/OFFICE SPACE

FOR SALE

1530 MOUNTAIN GAP ROAD | RICHBURG, SC

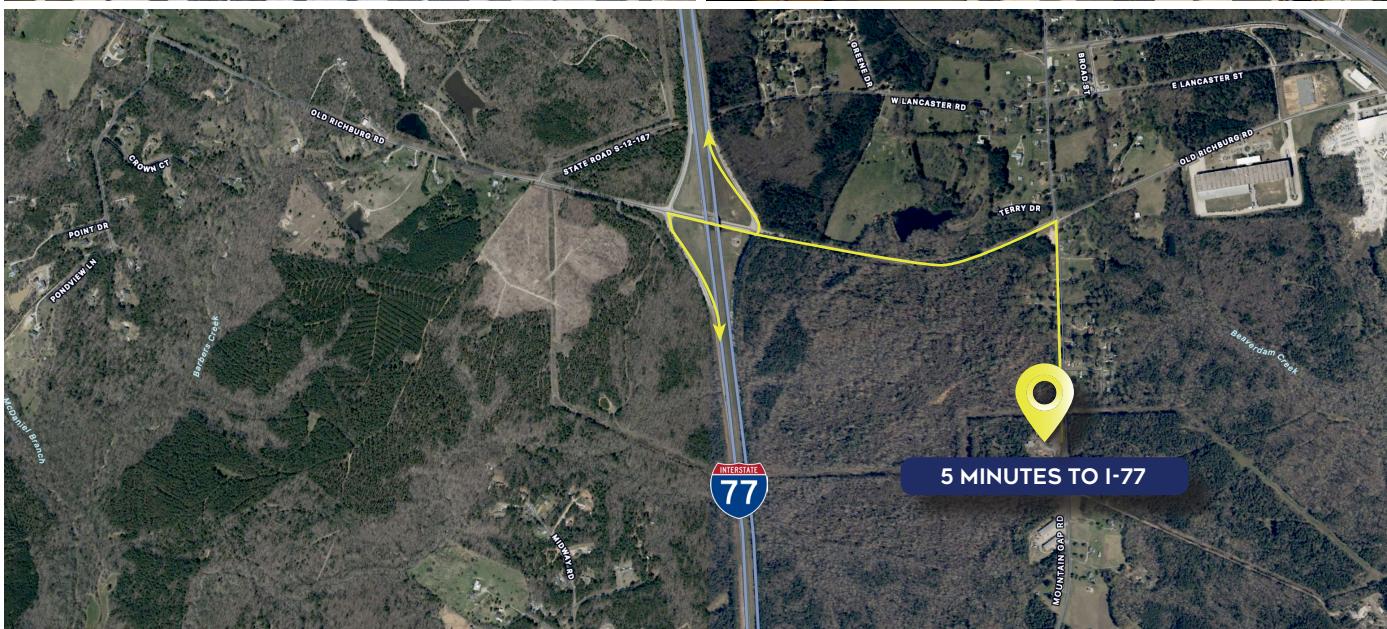
Industrial site right off I-77.

JIM WETZEL  
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COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

### SF\*

± 12,500 SF

- 10,000+ SF Outdoor covered storage
- 3,250 SF Conditioned office/showroom area

### ACREAGE\*

± 9.8 Acres

### ZONING

ID-2 in Chester County

### FEATURES

- There is ± 1,000 SF of conditioned office with restrooms
- ± 4,000 covered bay/carport behind the main building that can be used as covered storage or parking
- Additional 500 SF building lot that can be used for storage or an extra office
- Acreage can be used as laydown yard or space to expand the building footprint extensively
- 4 total 11'x13' drive-in doors
- 15'-16' clear height throughout
- Warehouse is partially conditioned
- Current tenant in place through December 1, 2026.

### LIST PRICE

\$1,395,000

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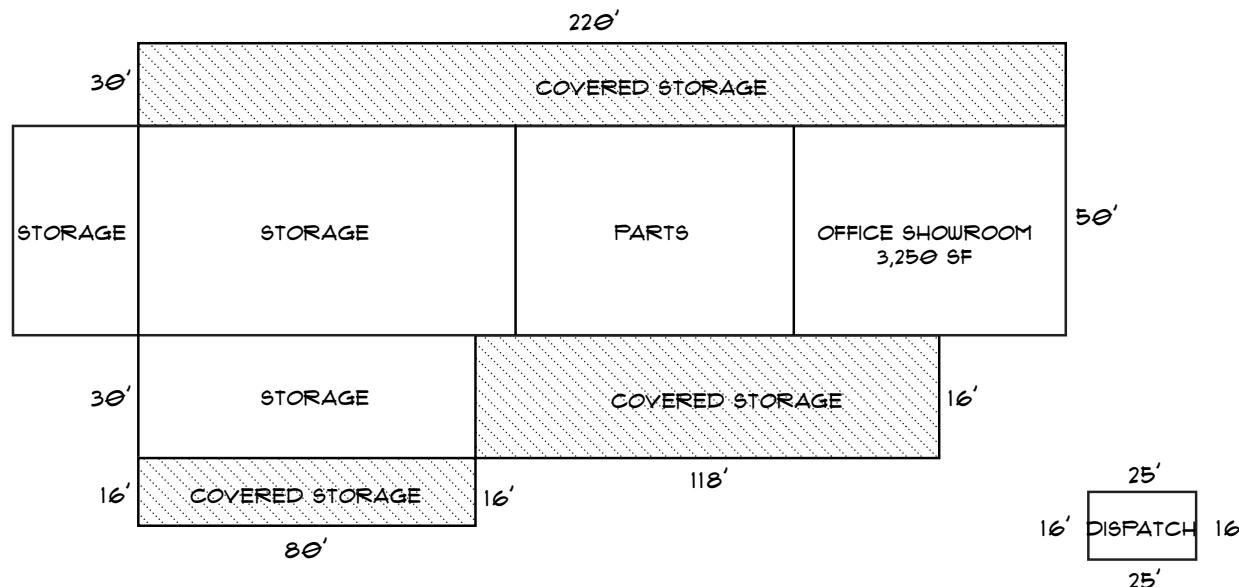
2216 Monument Street

Charlotte, NC 28208

704 971 2000



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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\$423M

INVESTED BY E. &  
J. GALLO WINERY,  
CREATING 496 JOBS

2024

NAMED CO-SMALL  
MARKET OF THE YEAR BY  
SOUTHERN BUSINESS &  
DEVELOPMENT MAGAZINE

#1

IN MANUFACTURING,  
BOASTING 70%  
GROWTH FROM  
2010-2020

2

MAJOR METROPOLITAN  
MARKETS, COLUMBIA,  
SC & CHARLOTTE, NC  
CLOSEBY, OFFERING  
ADVANTAGES FROM EACH

\$27.4M

AWARDED FOR FEDERAL  
RAILWAY ADMINISTRATION  
GRANT

## CHESTER COUNTY, SC

Offering an idyllic lifestyle bursting with opportunity, Chester County spans an area of 586 square miles, including six square miles of water. Their population of nearly 33,000 people understand the value of community preservation and hard work, fueling future growth.

Executives visiting this region consistently commend the pro-business attitude and commitment to making their corporate move an easy, profitable transition. The unique blend of small-town hospitality with close proximity to major metropolitan amenities is why these companies ultimately “Choose Chester.”

Boasting one of the most affordable U.S. housing markets, throughout Chester County you’ll find rural charm, a low cost of living, and a strong sense of community. The county’s charm has even lured Hollywood producers who selected our county for multiple films including The Patriot, Gospel Hill and the mini-series Chiefs



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