

**±6,000 SF Flex Property in Clinton, SC**

Available for Purchase at \$550,000 or for Lease at \$3,500/month



**New Roof Installed Q1 2026**



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**±6,000 SF Flex Property in Clinton, SC**

**163 Asten Road | Clinton, SC 29325**





# PROPERTY SUMMARY

## Property Overview

Offered for sale at \$550,000 or for lease at \$3,500/month (\$7/SF gross), this property boasts renovated office space with a reception area, three private offices, a breakroom with full kitchen, and bathrooms. The warehouse space offers several production areas and storage rooms, with a dock platform and spacious truck court with laydown yard in the back. The warehouse space has 3-phase power with 225 amps.

## Location Overview

With a convenient location just outside downtown Clinton and less than four miles from Interstate 26, this property is set up well for an industrial end-user to establish or expand operations in Clinton...with extra acreage that could accommodate a future expansion.



**163 Asten Road | Clinton, SC 29325**



# PROPERTY DETAILS



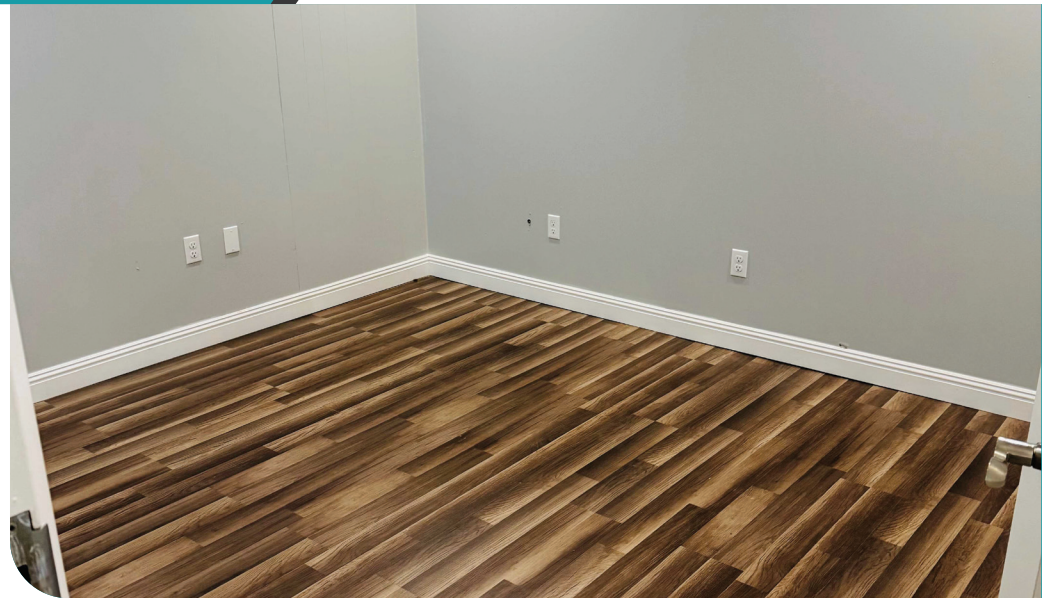
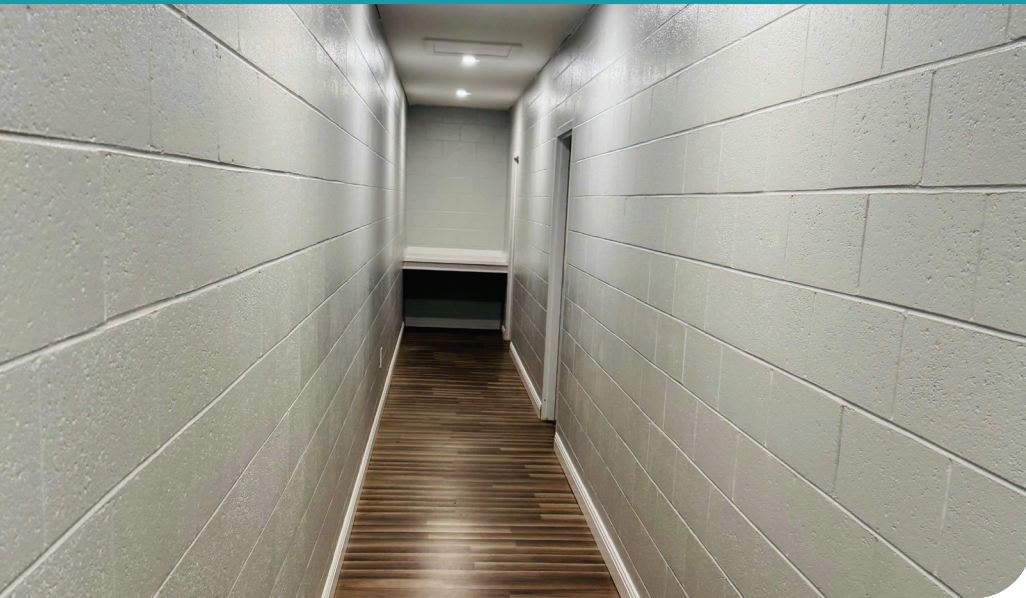
Building SF:	6,000 SF
Price:	\$550,000
Lease Rate:	\$3,500/month
Lot Size:	3.14 Acres
Warehouse SF:	4,500 SF
Dock Doors:	2
Power:	3-Phase
Clear Height:	12'
Yard:	1 acre
Renovated:	2024
Year Built:	1980

Roof replacement in progress!

**1 63 Asten Road | Clinton, SC 29325**



# PROPERTY PHOTOS



**163 Asten Road | Clinton, SC 29325**

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# PROPERTY PHOTOS

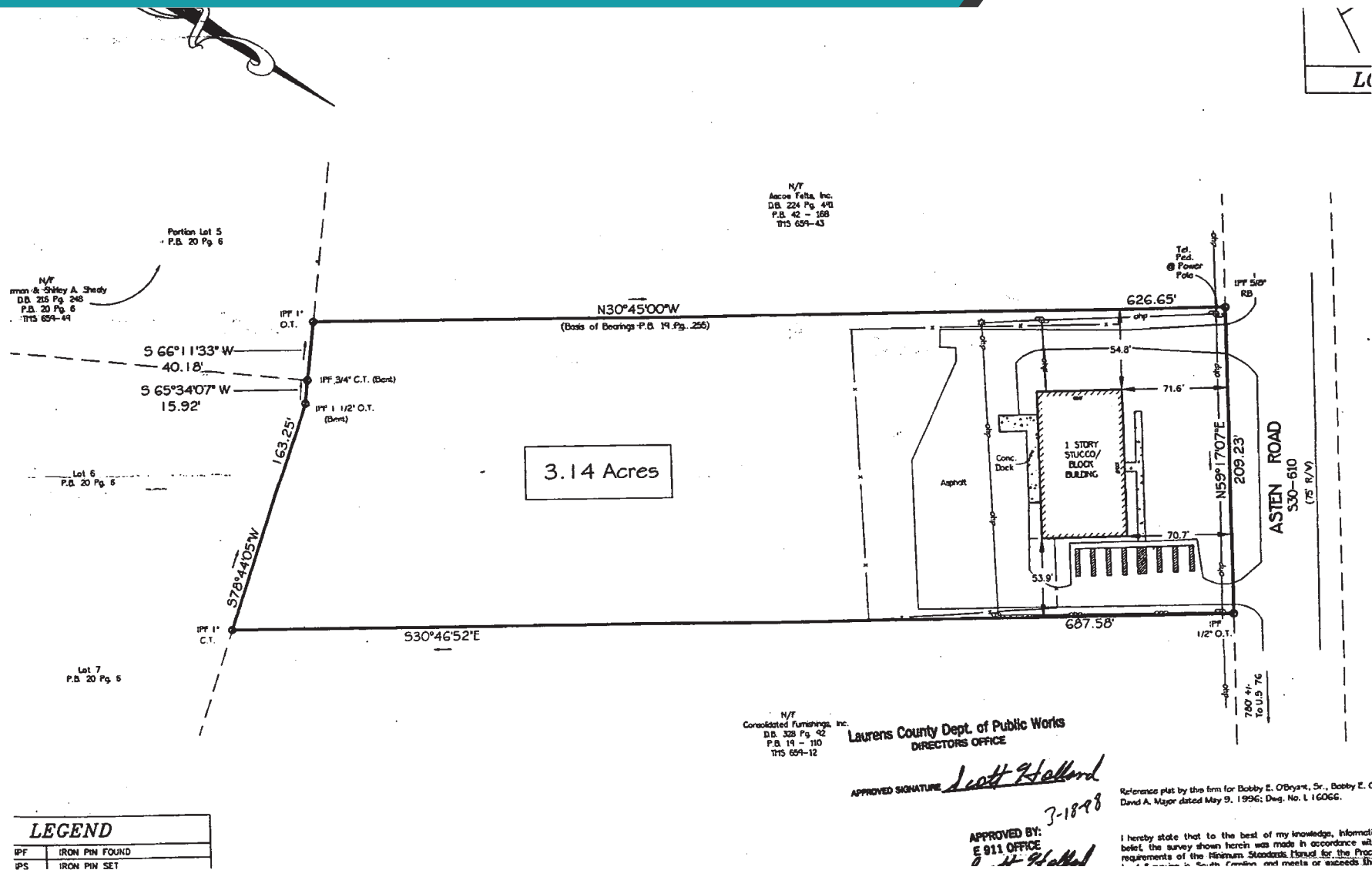


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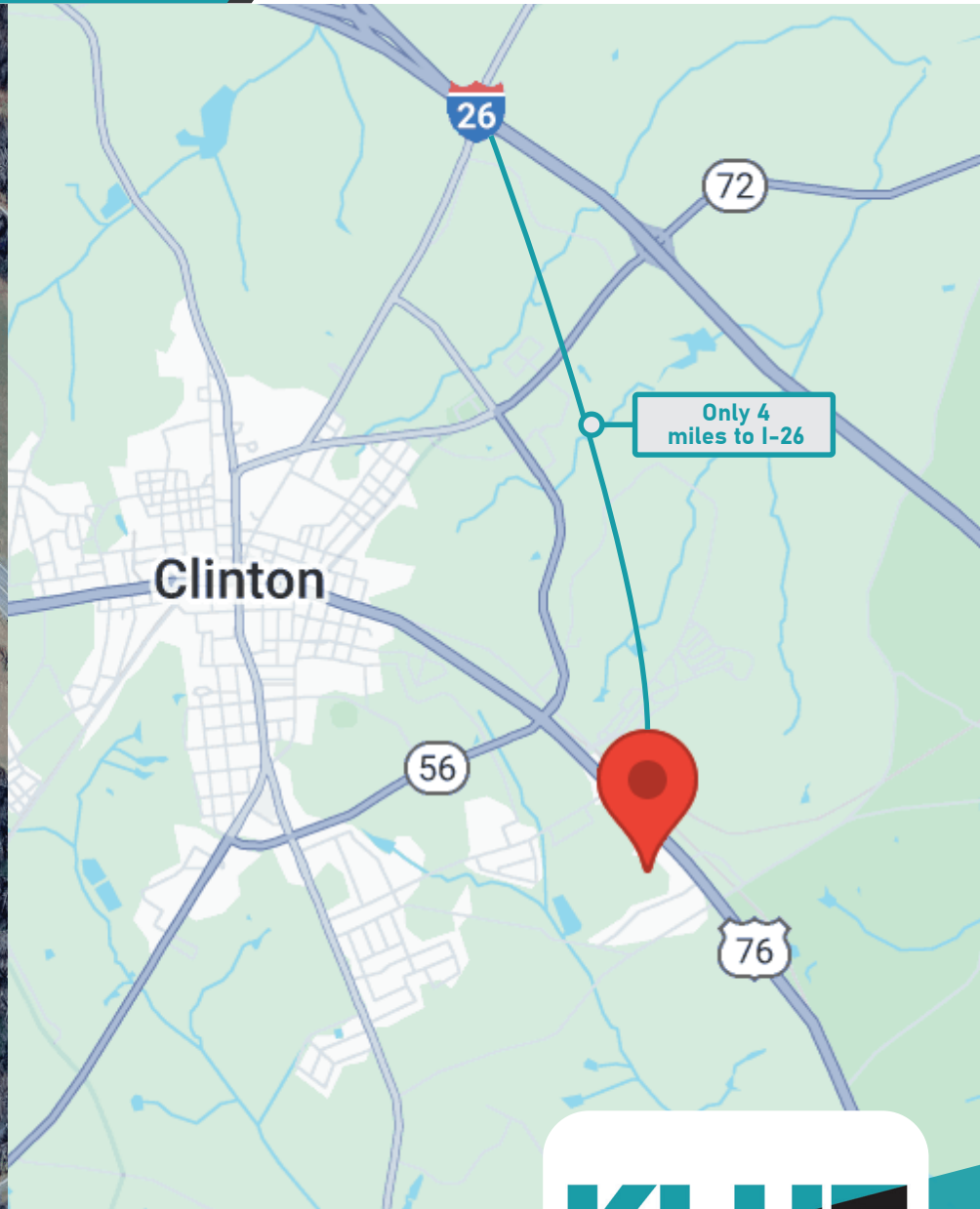
# PROPERTY SURVEY



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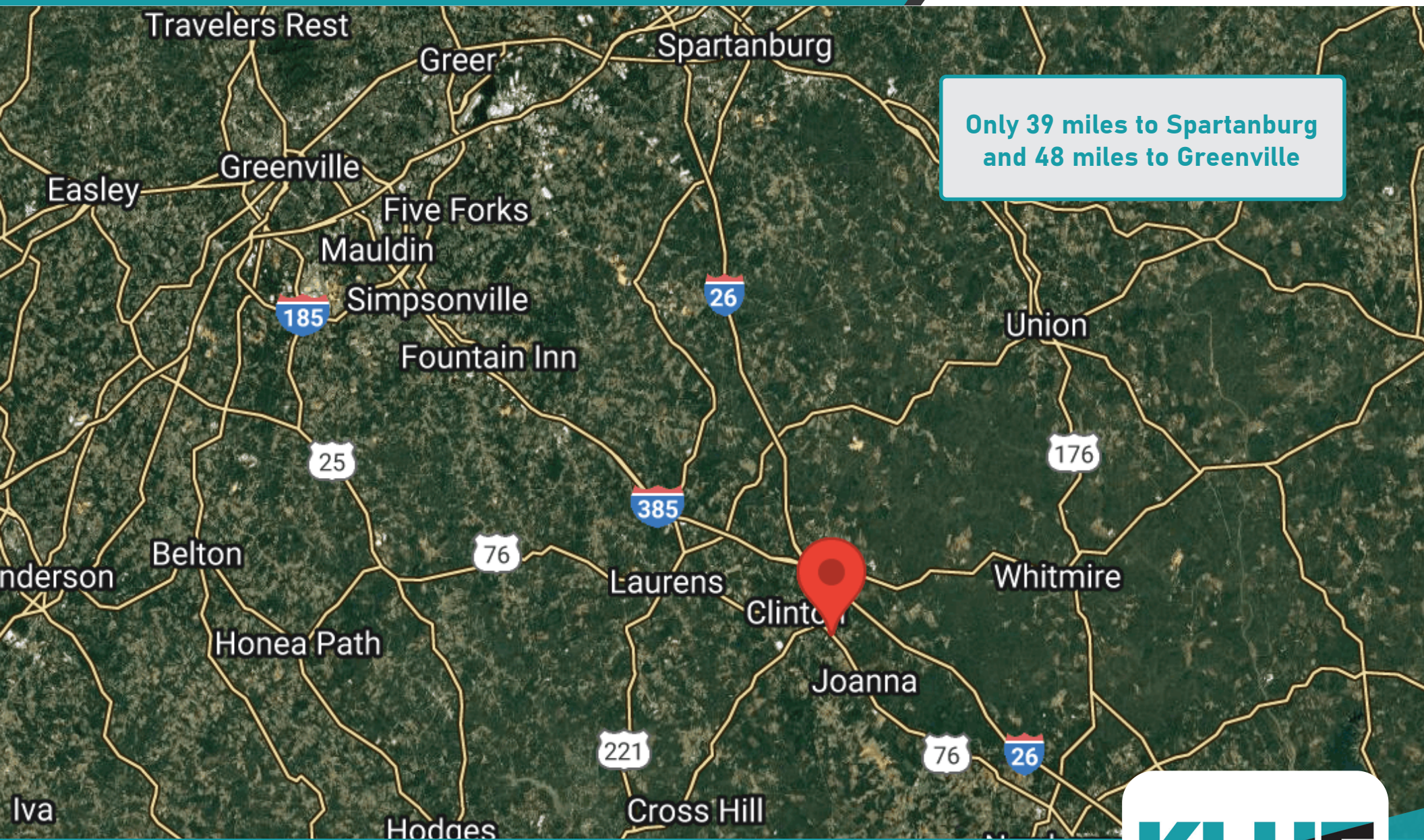
# LOCATION MAPS



**163 Asten Road | Clinton, SC 29325**



# REGIONAL MAP



Only 39 miles to Spartanburg  
and 48 miles to Greenville

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# Exclusively Marketed By:

## Disclaimer:

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