

9.1%
CAP RATE



100% LEASED INVESTMENT OPPORTUNITY

400 S Livingston Street
Clinton, SC 29325



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SALE PRICE:
\$1,650,000

- ±40,300 SF Industrial Building Leased to New Age Ironworks
- Lease Expiration: August 31, 2028
- One (1) Five (5) Year Renewal Option at Fair Market Value
- 9.1% Cap Rate (Lease Rate: \$3.75/SF NNN)



ACREAGE
±5.3 ACRES



DRIVE-IN DOORS
FOUR (4)



LIGHTING
LED



CLEAR HEIGHT
19' - 27'

PROPERTY OVERVIEW

PROPERTY NAME	400S Livingston Street
TYPE	Industrial
TOTAL AVAILABLE SF	±40,300 SF
TOTAL BUILDING SF	±40,300 SF
TAX MAP #	9011604005
COUNTY	Laurens
CITY LIMITS	Clinton
ZONING	N/A
YEAR BUILT	1975
CONSTRUCTION TYPE	Metal

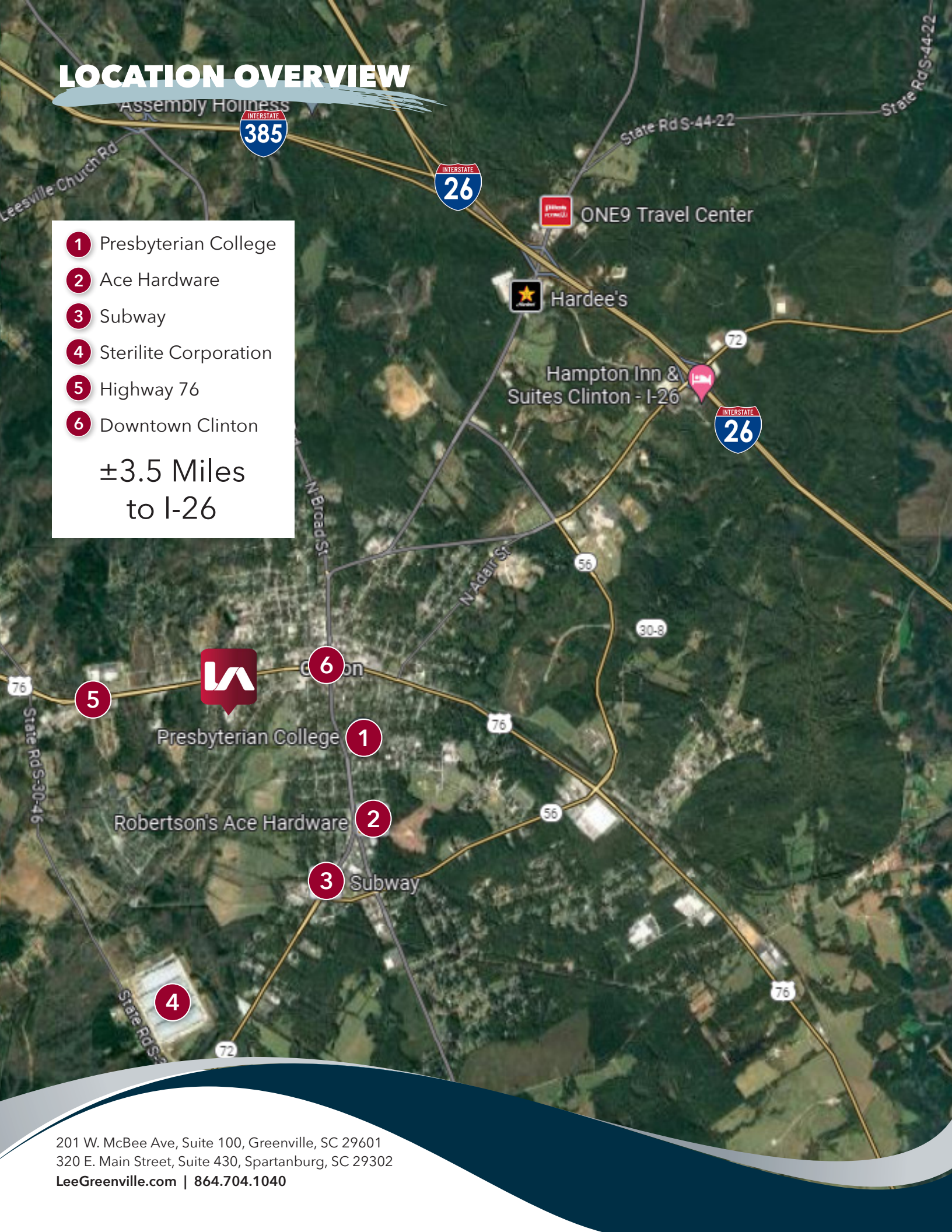
ROOF	Metal
WAREHOUSE SF	±38,060 SF
OFFICE SF	±2,240 SF
CEILING HEIGHT	19'-27'
DOCK DOORS	Two (2)
DRIVE-IN DOORS	Four (4)
COLUMN SPACING	26'
LIGHTING	LED
SPRINKLERS	None
Parking	Ample



LOCATION OVERVIEW

- 1 Presbyterian College
- 2 Ace Hardware
- 3 Subway
- 4 Sterilite Corporation
- 5 Highway 76
- 6 Downtown Clinton

±3.5 Miles
to I-26



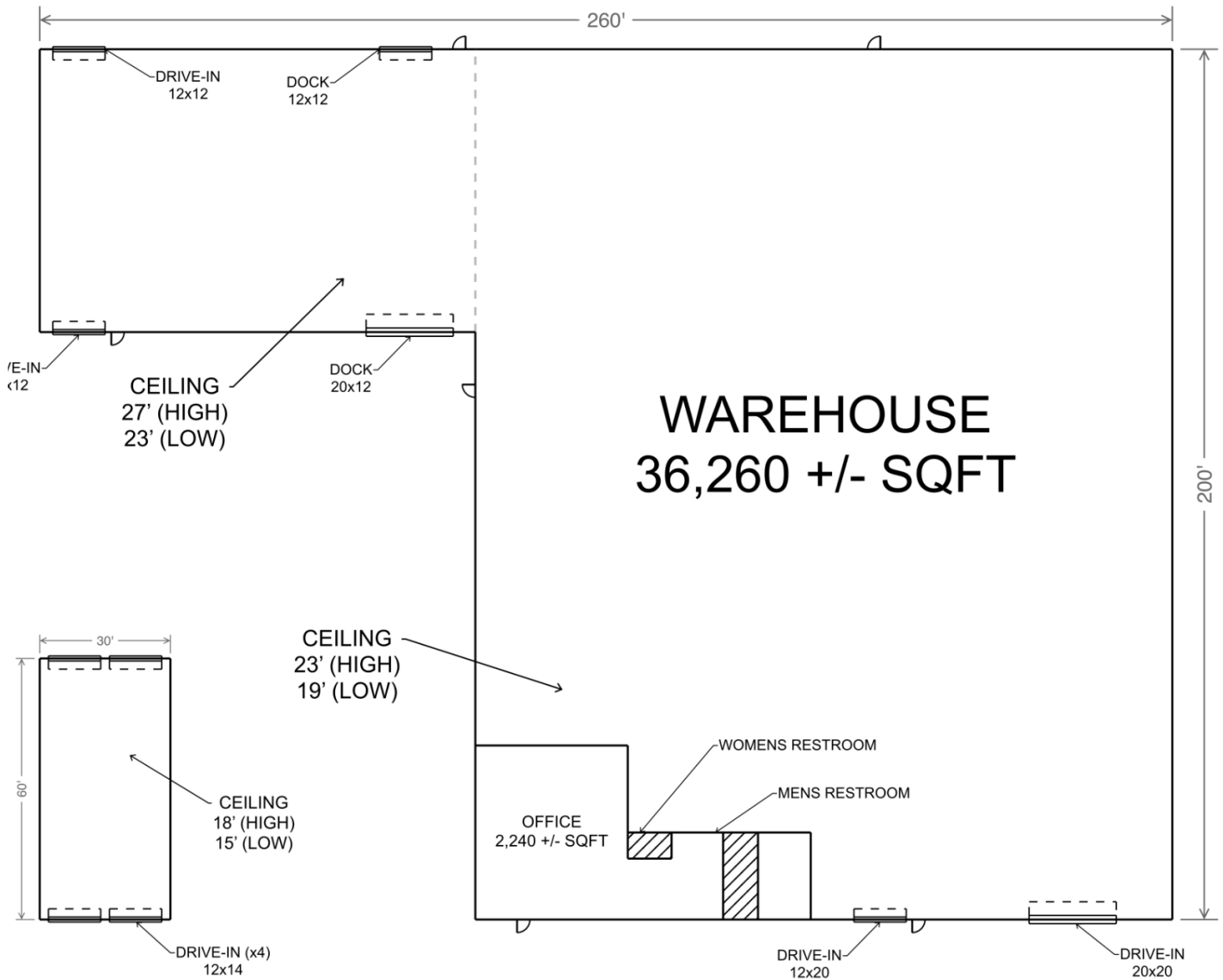
PROPERTY PHOTOS



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FLOOR PLAN





LEARN MORE GIVE US A CALL



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