

FOR SALE OR LEASE

Warehouse/Office

704 Armory Road | Jefferson, South Carolina

REDUCED: \$825,000

~~SALE PRICE: \$899,000~~

LEASE RATE: \$7,500/Month (NNN)



Flexible Industrial Campus with Office, Warehouse & Secure Yard

PROPERTY FEATURES

- ±13.2-acre commercial campus
- ±18,000 SF institutional-quality facility
- Nearly ±10,000 SF of finished office, conference, training, and break areas
- ±8,356 SF warehouse, gym, and specialty space
- ±10 acres of fenced laydown yard
- Former National Guard Armory designed for long-term durability
- Previously utilized as a trucking company headquarters, logistics office, repair facility, and fleet staging yard
- Flexible floor plan adaptable to a wide variety of commercial or industrial users

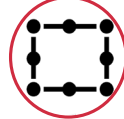
LOCATION

- ±50 miles from Charlotte, providing access to one of the Southeast's largest industrial markets
- Located in Chesterfield County, a business-friendly community with industrial incentives available for qualifying companies
- Access to CSX rail and South Carolina's inland port network enhances regional distribution opportunities
- Positioned in a growing manufacturing and industrial corridor

HIGHLIGHTS AT A GLANCE



± 18,000 SF Facility



± 13.2 Acres



± 10 Acres Fenced Yard



Regional Highway Access



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