

FOR SALE | WAREHOUSE BUILDING | 8 ACRES | WALTERBORO, SC



360 Anderson Road, Walterboro, SC

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NORVELL
REAL ESTATE GROUP

Licensed in NC and SC

10,262 SF WAREHOUSE FACILITY ON 8 ACRES

360 Anderson Road, Walterboro, SC

Investment Summary

Norvell Real Estate Group is pleased to exclusively offer a **10,262 square foot vacant warehouse** situated on approximately **8 acres** in Walterboro, South Carolina.

Walterboro [population: 5,407, 2010 US Census] is the historic county seat of Colleton County [population: 38,913, 2010 US Census], located 48 miles west of Charleston. Walterboro is positioned at the gateway to the South Carolina Lowcountry, in the middle of a triangle formed by Charleston, Savannah, and Columbia, with proximity to interstates I-95 and I-26, international and regional airports, and two of the nation's leading ports.

Built in 2010 and expanded in 2012, the property is **in excellent condition with significant expansion possibility**. It is well positioned at 360 Anderson Road in an industrial area. It offers a small (300SF) heated and cooled office, 1 dock well, and 1 drive in door.

Asking Price

\$775,000



PROPERTY INFORMATION

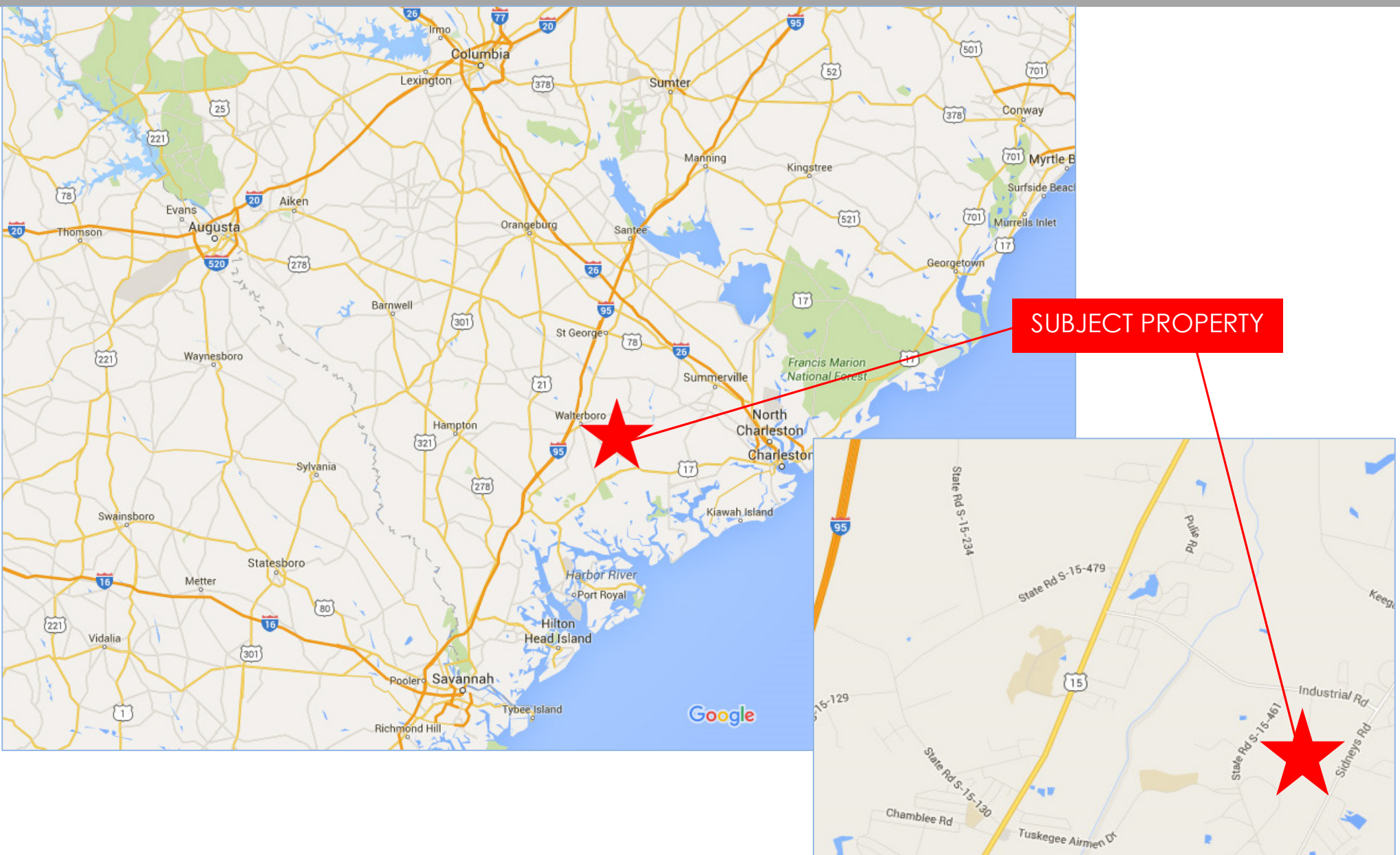
ADDRESS:	360 Anderson Road Walterboro, SC 29488
TMS:	132-00-00-247.000
LAND SIZE:	+/- 8 acres – Expansion capability
BUILDING SIZE:	+/- 10,262 SF Building is subdivided into 2 equal units. Currently there is an opening in the demising wall to connect the spaces.
OFFICE:	+/- 300 SF, heated and cooled, 1 restroom, and an eye wash station
YEAR BUILT:	2010, and expanded in 2012
CONSTRUCTION TYPE:	Pre-engineered metal
CLEAR HEIGHT:	+/- 22'
DOORS:	1 dock well and dock height door 1 drive in door
OPERATING EXPENSES:	2015 Taxes: \$6,905 2015 Insurance: Approx. \$3,775
SECURITY:	Cameras in place with monitoring by CPI



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DISCLAIMER

This Offering Memorandum was prepared by Norvell Real Estate Group, LLC and has been reviewed by the Owner. It contains selected information pertaining to 360 Anderson Road, Walterboro, South Carolina (the "Property") and does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

The information contained herein has been obtained from sources believed reliable. While Norvell Real Estate Group does not question its accuracy, it has not been verified and Norvell Real Estate Group makes no guarantee, warranty or representation about it. It is the prospective purchaser's responsibility to independently confirm its accuracy and completeness. Norvell Real Estate Group recommends potential purchasers consult their tax, financial and legal advisors regarding the suitability of the Property for the potential purchasers' needs.

Certain documents, including leases and other materials, are described herein in summary form. The summaries do not purport to be complete, nor necessarily accurate, descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Norvell Real Estate Group or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property.

Norvell Real Estate Group nor Owner shall have any legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property. This Offering Memorandum is the property of Norvell Real Estate Group and may be used only by parties approved by Norvell Real Estate Group. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Norvell Real Estate Group immediately upon request of Norvell Real Estate Group or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Norvell Real Estate Group and Owner.