

DESETA

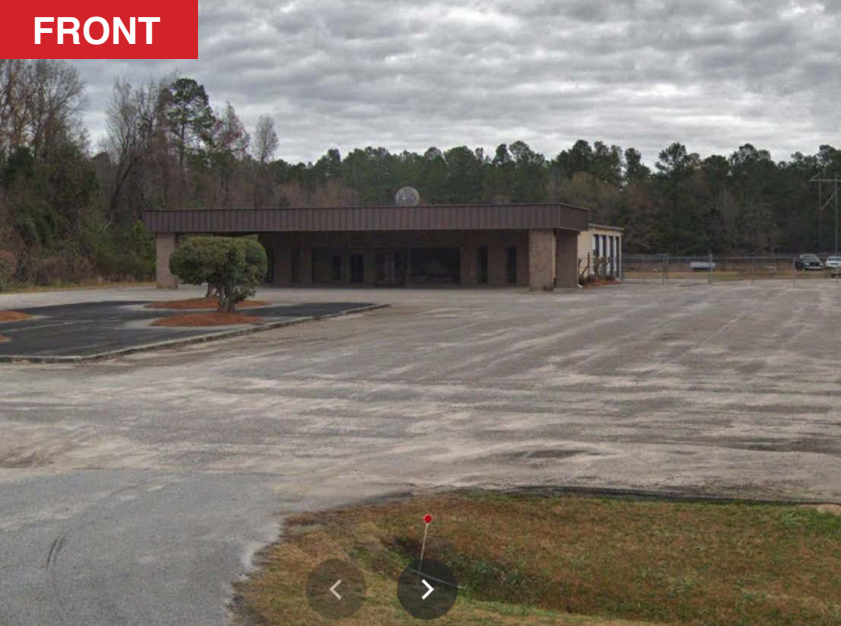
REALTY • MANAGEMENT • INVESTMENT

WILL PHILLIPS
SENIOR BROKER

FLEXIBLE OFFICE/SHOWROOM and WAREHOUSE HOLLY HILL, SOUTH CAROLINA

7621 Old State Rd.
Holly Hill, SC 29059

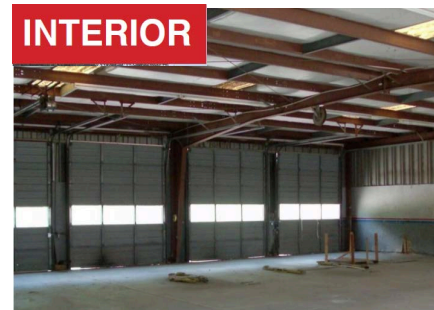
FRONT



INTERIOR



INTERIOR



PROPERTY OVERVIEW

Former Chevy dealership on Old State Road next to Bilton Ford. Excellent visibility. Boat or RV dealership, garden center, mechanical service, or any concept needing a combination of warehouse, showroom and office. Ample parking/lay-down lot. Across from Boyd Furniture store and in close proximity to Holly Hill Elementary School, Holly Hill Roberts High School, grocery store, gas station, and other commercial entities. Short drive to Volvo's Camp Hall complex.

- ✓ 3,600 SF Warehouse
- ✓ 3,800 SF Showroom, Office Space, Bathroom
- ✓ (4) 13 foot drive-in doors
- ✓ Ample Parking
- ✓ Short drive to Volvo Camp Hall
- ✓ 4,600 Vehicles Daily

2457 Aviation Ave, Suite 120
North Charleston, SC 29406
Office: 843.647.1313
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The information contained herein has, we believe, been obtained from reliable sources, and we have no reason to doubt the accuracy there of. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions they make affect the value of suitability of the property.



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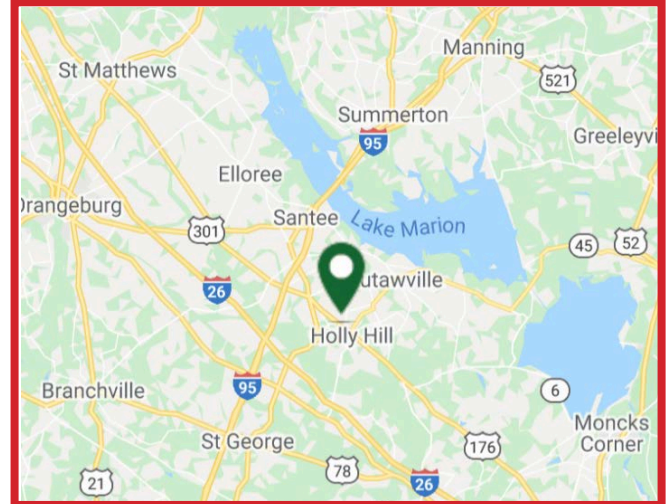
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AERIAL VIEW



OFFERING SUMMARY

Available SF: +/- 7440 sf

Lease Rate: \$3,000/mo

Lease Structure: Gross Lease

Zoning: FA

LOCATION OVERVIEW

Holly Hill is located in the path of growth with easy access to I-95 and I-26, and continues to see an influx of new homes and businesses. Great opportunity to start a business in a historic small town with affordable rent. Conveniently located only 30 minutes from Summerville, less than 10 minutes to I-26, and only 50 minutes from Charleston! Hurry though, this opportunity will not last long!

Contact Will Phillips
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