

2,000 SF WAREHOUSE & 12,500 SF COVERED SHED ON 10 ACRES
65 TRUSS ROAD, SALTERS, SC 29590
14,500 SF | \$235,000



PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Address:	65 Truss Road
City, State, Zip:	Salters, SC 29590
TMS#:	45-087-048
Zoning:	Light Industrial
Rate:	\$235,000
Office Warehouse Size:	2,000 SF
Covered Shed Size:	12,500 SF

PROPERTY OVERVIEW

2,000 SF metal office warehouse building, and 12,500 SF covered shed situated on 10 acres of Light Industrial Zoned land in Williamsburg County off of Hwy 521. The office building provides multiple private offices, two restrooms, a reception area, and a conference room. The covered shed is situated on a 6" slab, has 14'6" eave heights, 26'4" clearance at center, and provides a 3-Phase power supply. The yard area offers ample room for trailer, truck, or equipment parking and storage. An adjacent approximately 65 acre tract could be purchased to provide a total of approximately 75 acres.

LOCATION OVERVIEW

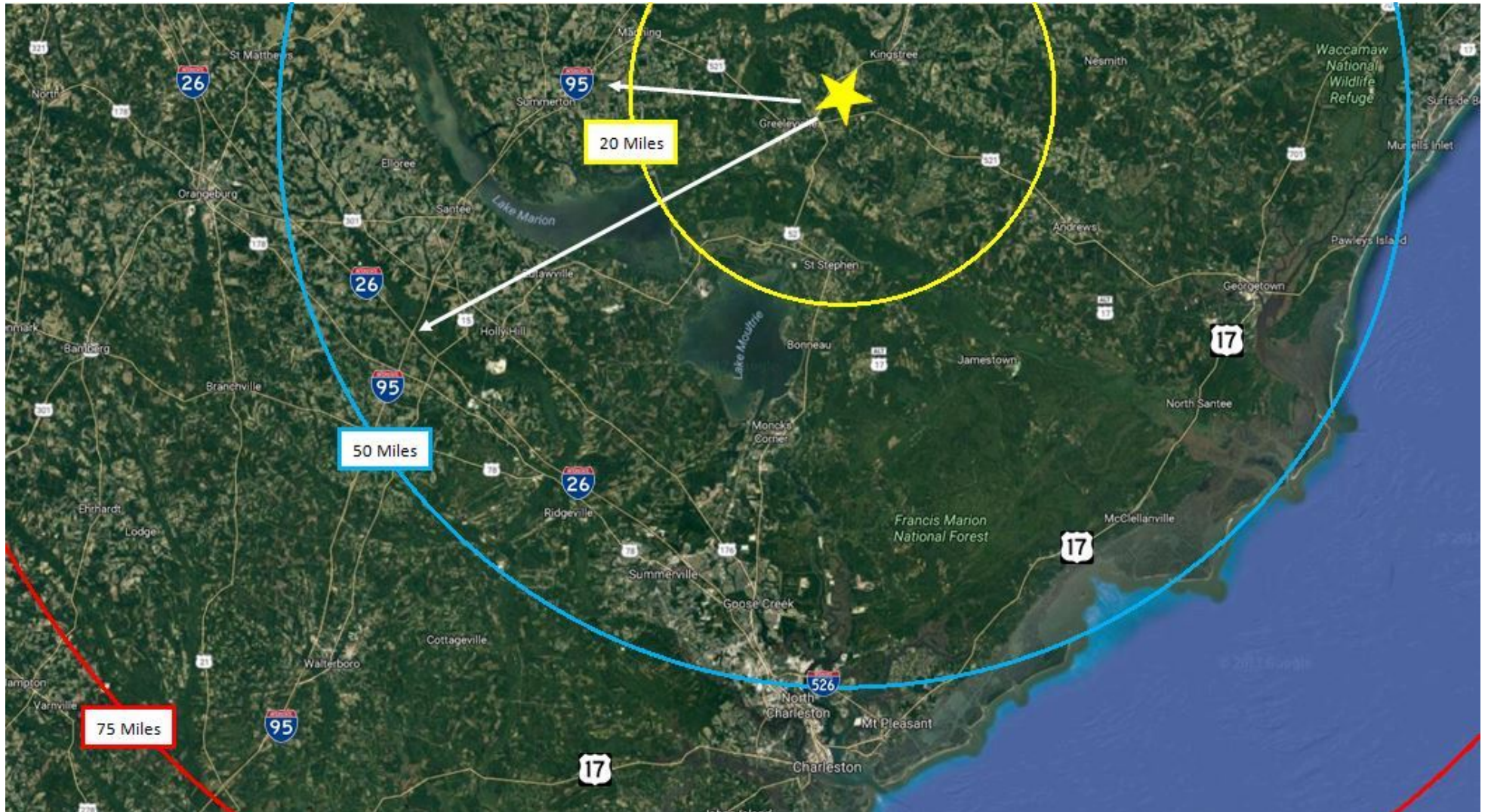
The subject facility is located in Williamsburg County just off Hwy 521, less than 5 minutes from the intersection of Hwy 52 and Hwy 521. Site is located approximately 22 miles from I-95 access in Manning, approximately 50 miles from the I-95 & I-26 interchange, and approximately 65 miles from Charleston. Williamsburg County holds credentials as Certified Work Ready Community.

Directions: From Charleston take I-26 towards North Charleston | Columbia and take the US-52 exit (Exit 209 A) towards Goose Creek | Moncks Corner. Stay on Hwy 52 for approximately 60 miles and take a right on Hwy 521. Stay on Hwy 521 for approximately 2 miles, and take a right on Edwin Road. The subject facility will be located on your left hand side in less than one mile, look for the Lee & Associates sign.

SITE AERIAL



LOCATION AERIAL



PROPERTY PHOTOS

