

1004 Geer Highway Travelers Rest, SC 29690

Light Industrial or Redevelopment
Opportunity | 527' Swamp Rabbit Trail
Frontage in Travelers Rest, SC

Property Type	Industrial, Office, Warehouse/Flex
Status	Sold
Sale Price	\$1,600,000
Acreage	+/- 6.56 Acre(s)
Square Feet	+/- 54,000 Square Feet
Zoning	Split 75% I-1 / Balance Unzoned
County	Greenville
Tax Map	0506060100116



AGENT CONTACT



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MARK RATCHFORD, MAI

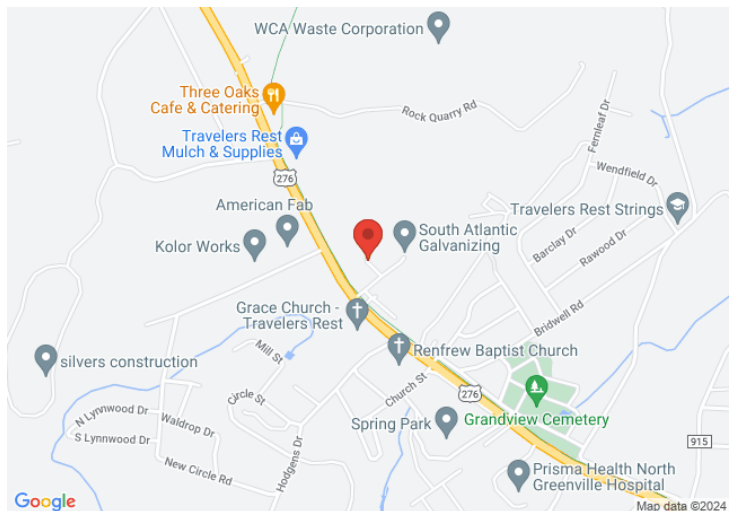
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PROPERTY FEATURES

- Redevelopment Opportunity to Capture 527' Frontage on Swamp Rabbit Trail (+/- 500,000 Annual Users)
- +/- 54,000 SF Light Industrial Building consisting of an +/- 8,000 SF Office (3,000 SF of Office Recently Renovated) balance of Warehouse
- New LED Lighting Upgrade Throughout Interior/Exterior (+/- \$60K investment)
- 15,800 ADT | 1.5 Miles to Downtown Travelers Rest
- Warehouse Specs: Main Warehouse Eave Heights Range from 14' to 16' and 20' to 22" at apex | Additional Contiguous Warehouse (+/- 9,200 SF) has Superior Eave Heights Range from 22' to 24' with +/-



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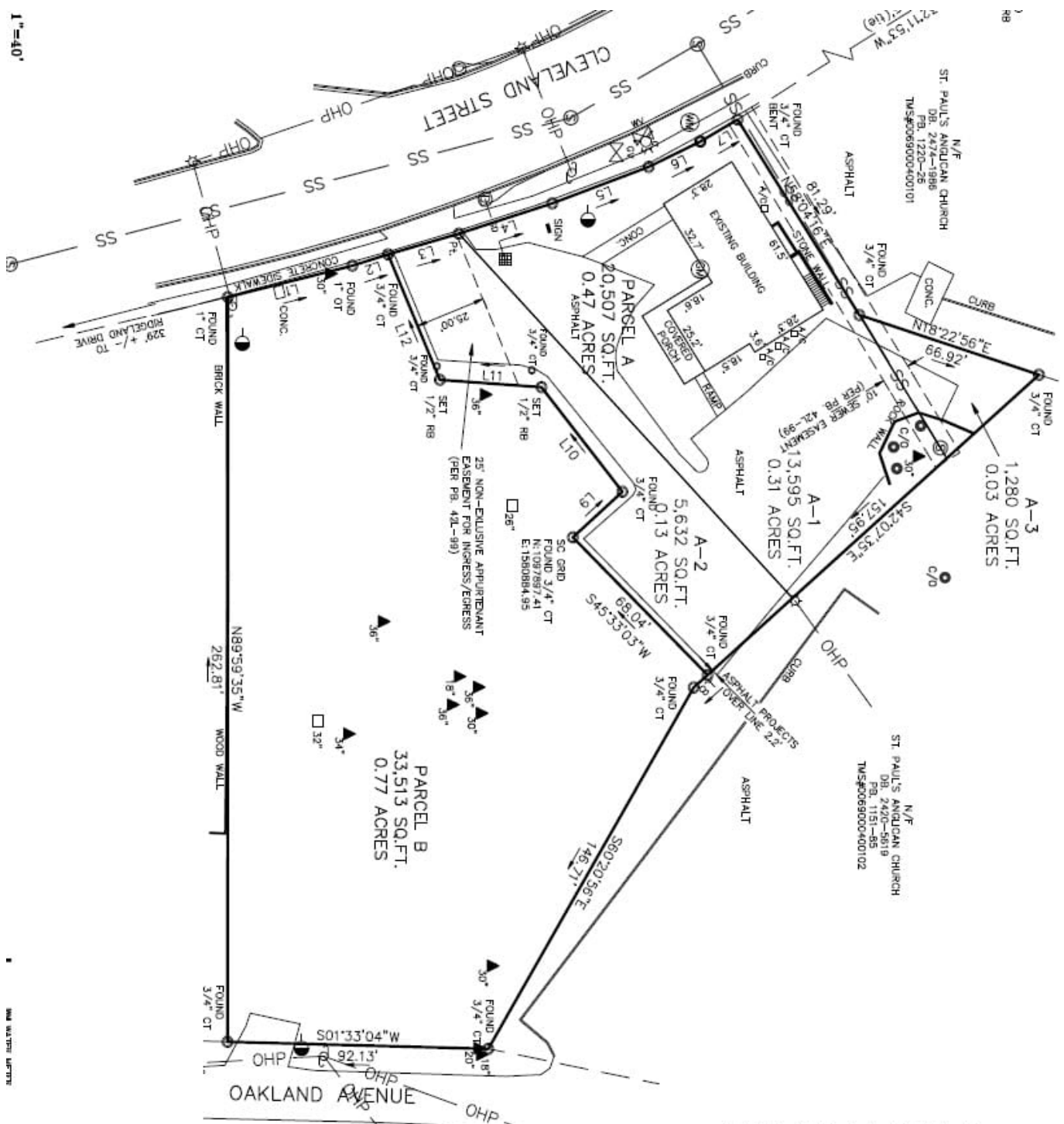
30' at apex | 3 Dock-Level Doors & Multiple Grade
Level Doors | 2 Detached Maintenance Shop
Buildings on-site (not included in SF totals)

*All information contained herein has been obtained from sources deemed reliable,
but we cannot guarantee it. It is also subject to change without notice.*

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1"=40'



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PHOTOS



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