



Vacant • Available Now

125 PAYNE RD • ANDERSON / WILLIAMSTON, SC 29684

Flex Building + 3-Acre Yard

A late-2023 metal flex building with improved yard, finished HVAC support space, and recent lease history showing strong commercial utility.

ASKING PACKAGE PRICE

\$625,000

Includes the building and surrounding land as one combined offering. Buyer should independently verify all measurements, acreage, permitted uses, zoning, values, and development potential.



Buyer Snapshot

Property highlights for prospective buyers

TOTAL BUILDING AREA

±4,500 SF

Total commercial/flex area including upstairs loft.

BUILT

Late 2023

Modern metal building; low-maintenance industrial/flex profile.

SEPTIC

±3 years old

Newer septic system supporting the property.

OFFERING

\$625K

Building + all land included.

LAND CONDITION

3 acres cleared

Cleared and graded land with asphalt millings across the entire lot — positioned for more development, drop-yard operations, boat/RV storage, trailer parking, or equipment storage.

UPSTAIRS LOFT

±500 SF

HVAC loft for office, admin, storage, lounge, or owner suite style support use.

POWER

3-phase

3-phase power supporting commercial/flex building utility.

OCCUPANCY

Vacant

No active tenant delay; ready for owner-user or new lease positioning.

Finished HVAC Support Space

Built-in amenities for flexible use

Outfitted interior support area

- HVAC-conditioned space suitable for office, breakroom, admin, showroom support, or owner-use area.
- Full bathroom with shower.
- Kitchenette.
- Updated electrical with washer and dryer.
- Utility room.
- Small private office.

Why it matters

- Creates a rare office + warehouse combination without needing a separate office buildout.
- Great fit for a business owner who needs shop/warehouse space with comfortable daily-use amenities.
- Potential live/work-style use or barndominium conversion concept, subject to zoning, code, permitting, and buyer diligence.
- Also works as a collector garage, man cave, private workshop, hobby building, or high-end storage base.

Recent Lease History

Prior tenant payment + NOI reference

Prior tenant payment: \$8,500/month

The property’s recent lease history supports a total monthly payment of **\$8,500/month**. The building is now vacant, giving the next buyer flexibility to occupy, reposition, or pursue a new lease strategy.

- \$8,500/month prior payment
- Vacant now
- Building + yard utility

NOI / cap-rate reference

ITEM	AMOUNT
Prior tenant payment	\$8,500/month / \$102,000/year
Property taxes	\$5,169/year / approx. \$431/month
Property insurance	\$1,508/year / approx. \$126/month
Tax + insurance expense	\$6,677/year / approx. \$556/month
Estimated net operating income	\$7,944/month / \$95,323/year
Implied cap rate at \$625,000 purchase price	15.3%

Calculated as \$8,500/month less property taxes and insurance only. Buyer should verify all expenses, lease terms, and underwriting assumptions.

Owner financing considered

Seller is not opposed to discussing owner financing with a **\$450,000 down payment**. Final structure, rate, amortization, maturity, collateral, and all other terms would be negotiated between buyer and seller.

- Owner financing possible
- \$450,000 down
- Terms negotiable

Building + Site Features

Buyer-facing specs

Building utility

- ±4,500 SF total metal flex building constructed in late 2023.
- ±500 SF HVAC loft / upper support area.
- 3-phase power.
- Full bathroom with shower, kitchenette, updated electrical, washer/dryer, utility room, and small office.
- Vacant now, so a buyer can occupy, reposition, or lease without waiting on a tenant.
- Supports warehouse, office/warehouse, specialty storage, collector use, or lifestyle-commercial conversion concepts.

Land / yard features

- Sale includes building plus all surrounding land.
- Approximately 3 acres of cleared and graded land with asphalt millings across the entire lot.
- Designed for commercial utility: drop yard, equipment storage, boat/RV storage, vehicle storage, or expansion.
- Newer septic system, approximately 3 years old.
- Buyer should independently verify all permitted uses, expansion potential, zoning, and site development possibilities.

Future Expansion Potential

Open land + existing utility
upside

Additional building capacity

- County guidance indicates the open land may allow for an additional building of up to approximately 20,000 SF.
- Buyer should independently verify final building size, site layout, setbacks, stormwater, permitting, zoning, septic, utility capacity, and all county requirements.

3-phase power advantage

- Property already has 3-phase power in place.
- Potential to serve/power a future building from the existing 3-phase power infrastructure, subject to utility provider review, engineering, permitting, and buyer verification.

Property Photos

Six full-width buyer-facing views



Building + site context



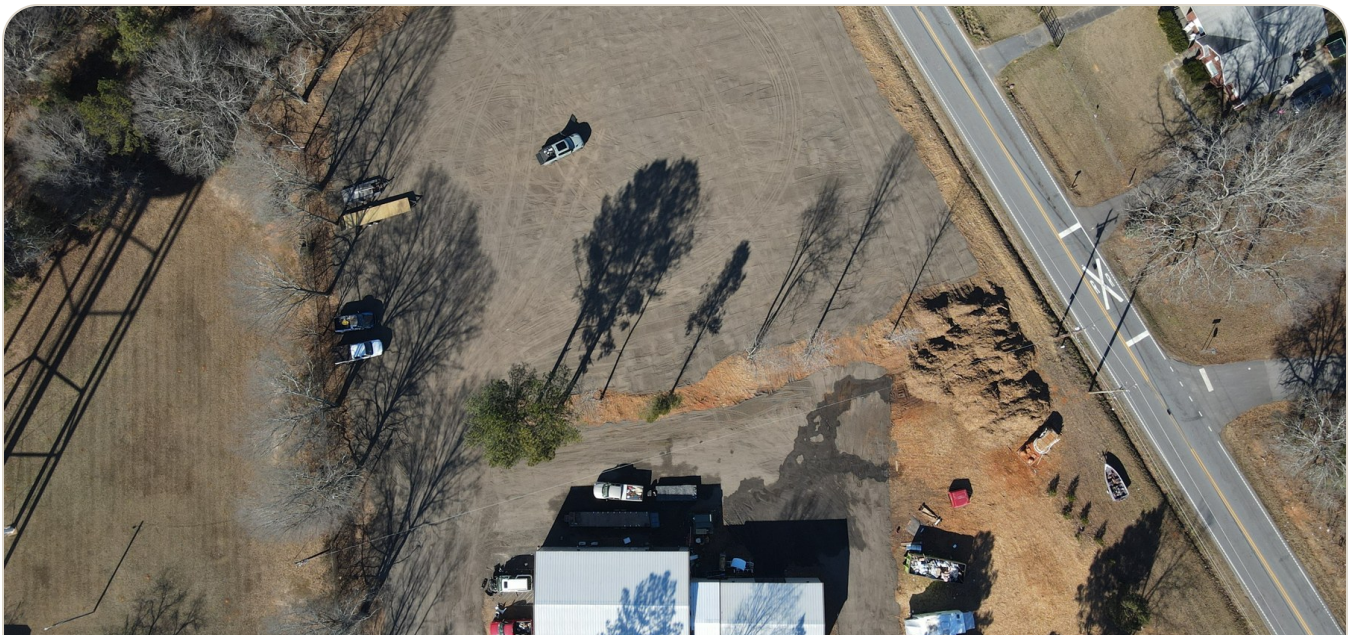
Cleared 3-acre land / yard area

More Site Views

Yard utility and exterior building angles



Yard usability + building backdrop



Additional aerial building angle

Interior Views

Warehouse and finished support space



Clean warehouse interior + mezzanine



Finished HVAC office/support space

Why this deal stands out

For \$625,000, a buyer gets a late-2023 ±4,500 SF flex building, finished HVAC support space with bathroom/shower and kitchenette, 3-phase power, newer septic, vacant possession, and 3 cleared acres that can support business operations, storage income, development, or a lifestyle-commercial conversion concept.

\$8,500/mo prior tenant payment

3 cleared acres

Late-2023 build

Vacant now

Office + warehouse + yard

Information deemed reliable but not guaranteed. All measurements, values, dates, lease history, taxes, insurance, utilities, permitted uses, zoning, residential/live-work/barndominium potential, and site development possibilities should be independently verified by buyer, broker, surveyor, engineer, lender, attorney, insurer, and local authorities.

125 Payne Rd

Anderson / Williamston, SC 29684

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