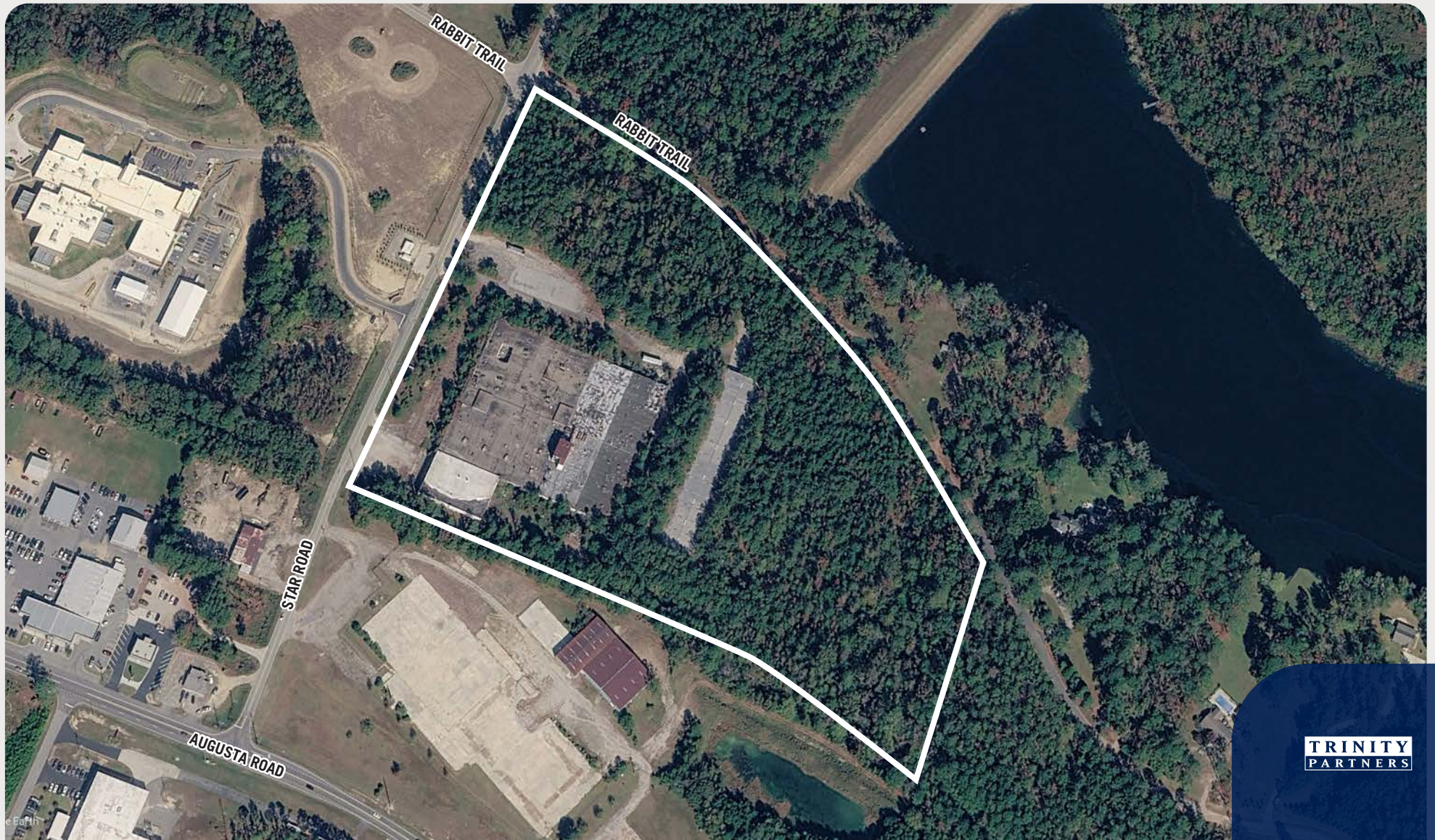


FOR SALE

130 Rabbit Trail,
Edgefield, SC 29847

±160,000 SF INDUSTRIAL
REDEVELOPMENT OPPORTUNITY



TRINITY
PARTNERS

Property Details

±160,000 SF INDUSTRIAL REDEVELOPMENT OPPORTUNITY

Property is divided into two (2) separate warehouses connected by a small breezeway

- » ±120,000 SF warehouse with deferred maintenance near the end of its useful life
- » ±40,000 SF warehouse in usable condition featuring two (2) dock high door and one (1) acre of paved lot for excess truck parking and outdoor storage

24-acre property with ± 13-acres of undeveloped land ideal for parceling off or expansion plans

Multiple ingress/egress points along both Star Road and Rabbit Trail

Zoned D-1 (General Development District) by Edgefield County

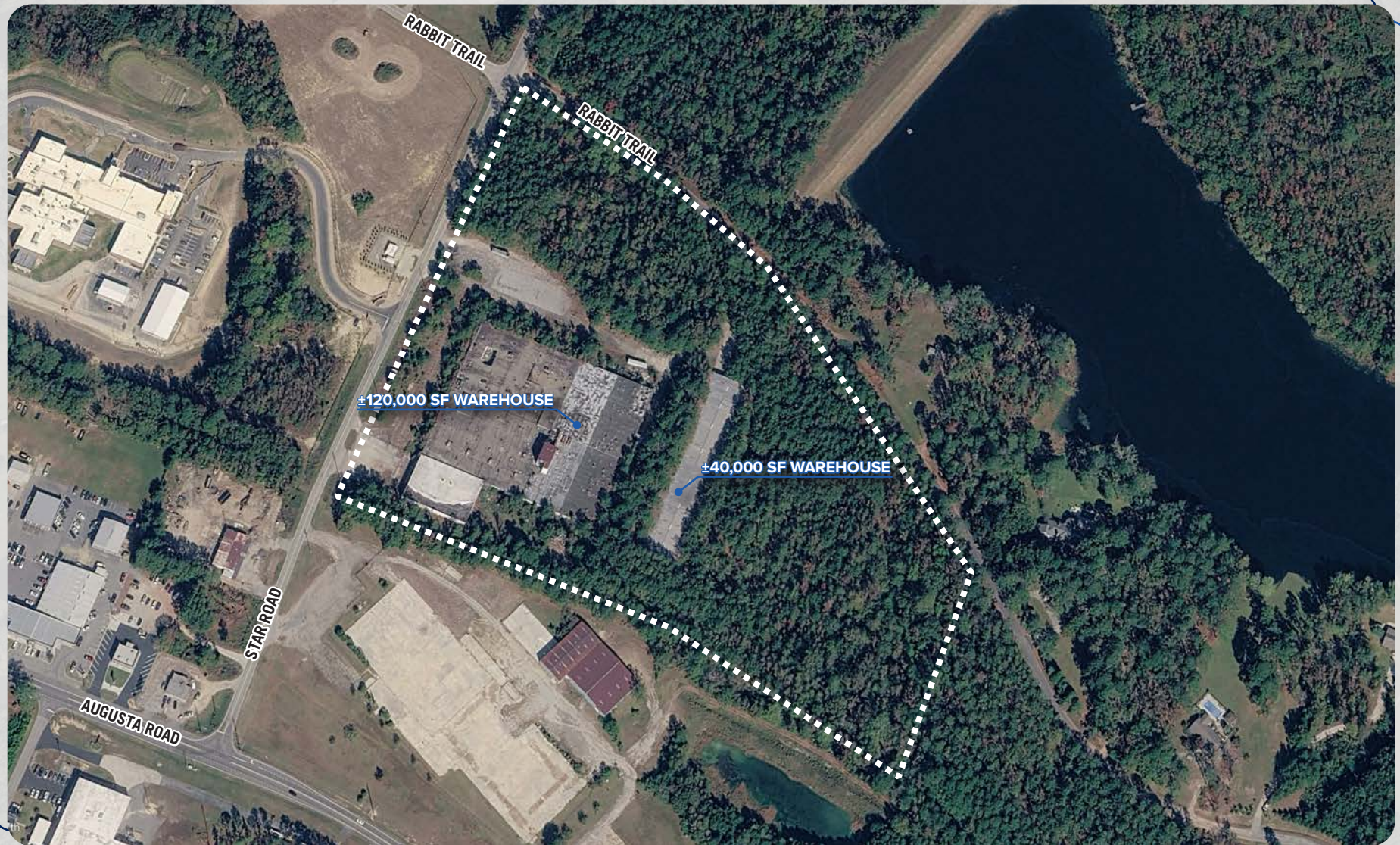
Eligible for SC Abandoned Building Tax Credits

Owner will consider subdivision of the property

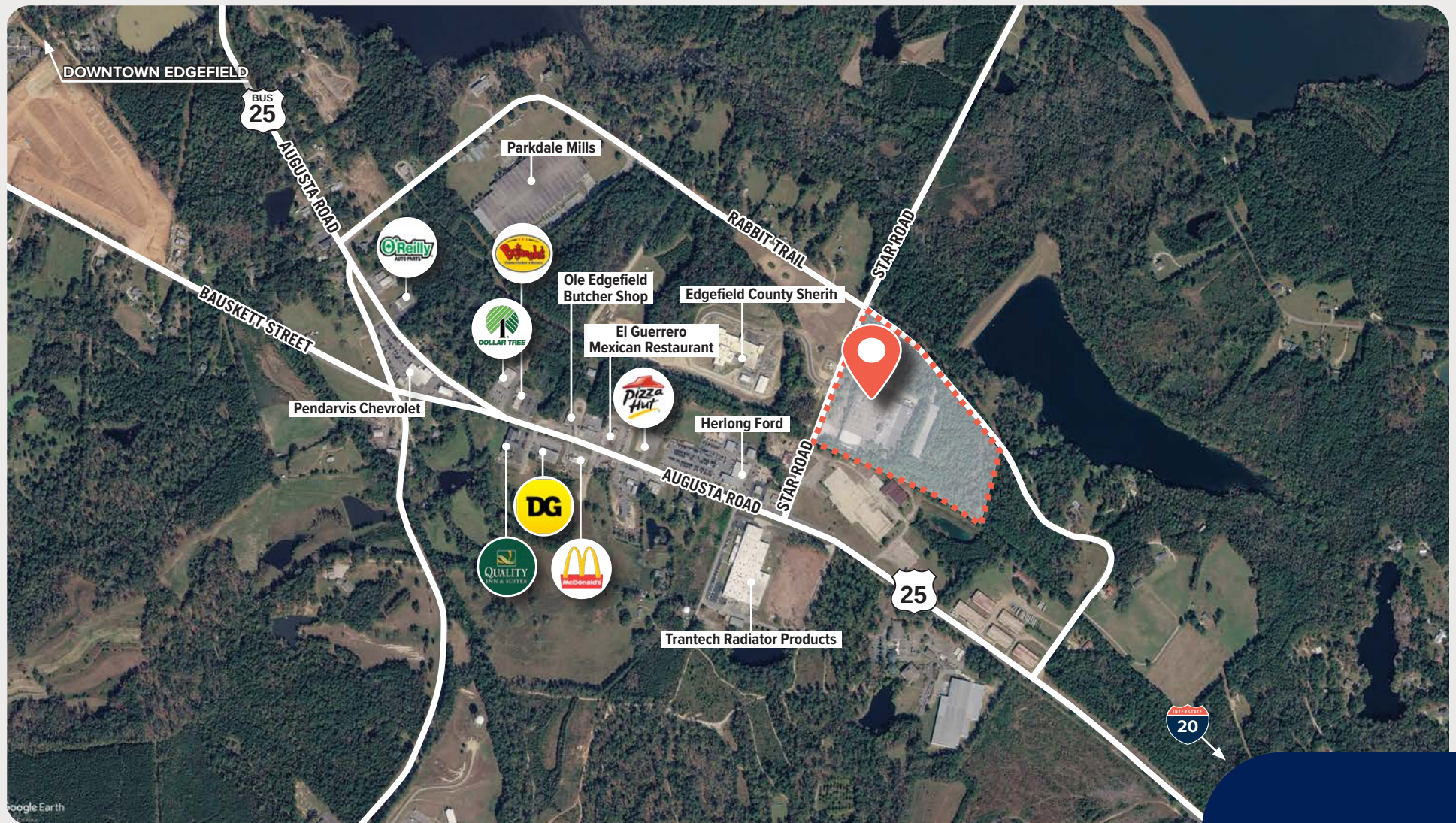


SALE PRICE: \$1,500,000

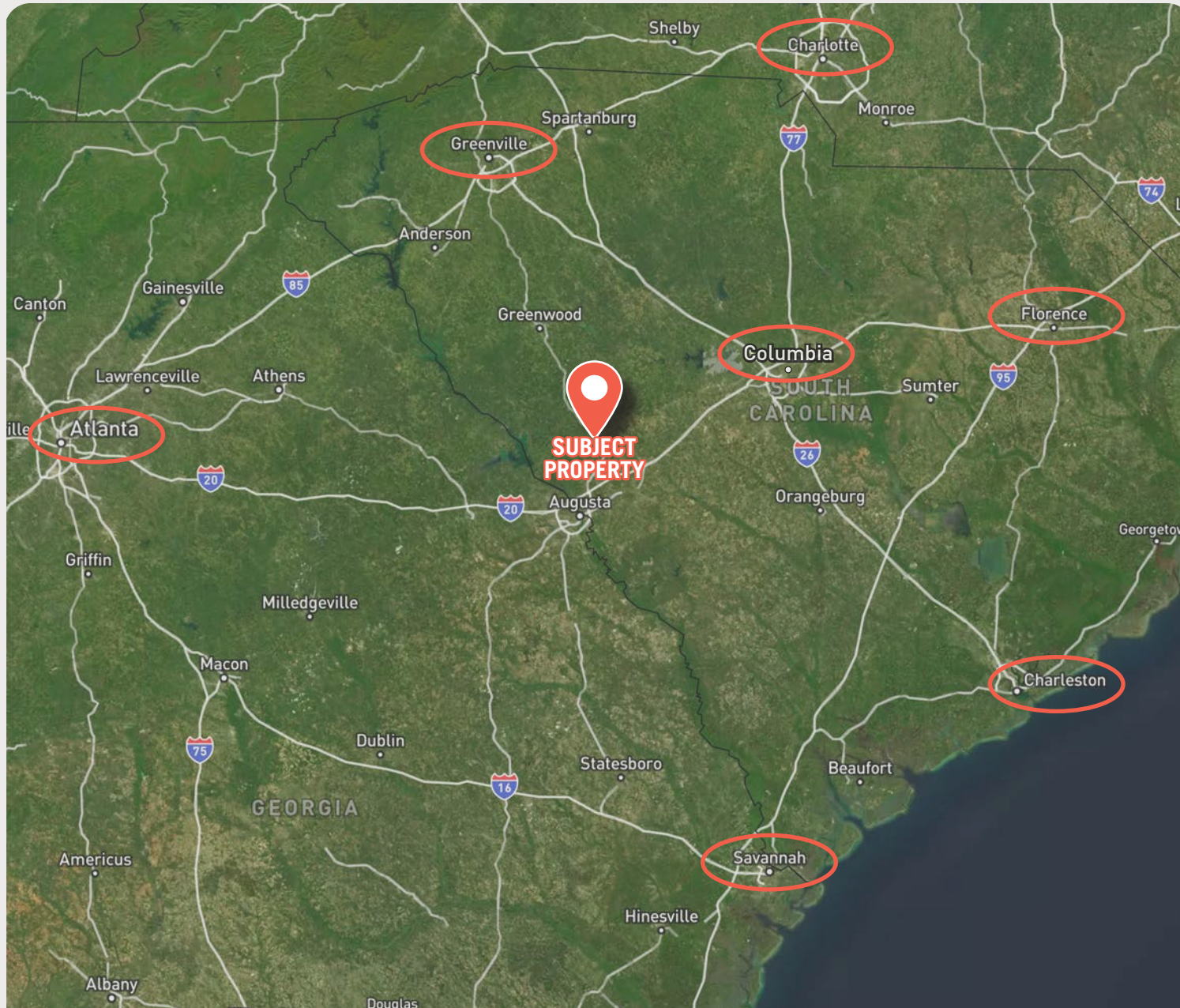
SITE OVERVIEW



Surrounding Retailers



Convenient Location



DRIVE TIMES

I-20: ±14 miles

I-26: ±60 miles

Columbia: ±66 miles

I-77: ±70 miles

Greenville: ±99 miles

I-95: ±100 miles

Florence: ±145 miles

Charleston: ±150 miles

Charlotte: ±156 miles

Savannah: ±166 miles

Atlanta: ±167 miles

For more information, contact:

MACON LOVELACE, SIOR
mlovelace@trinity-partners.com | 803-567-1431

JOHN COLEMAN, CCIM
jcoleman@trinity-partners.com | 803-567-1876

