KDS CAINE
COMMERCIAL REAL ESTATE

BROKERAGE · DEVELOPMENT · INVESTMENTS

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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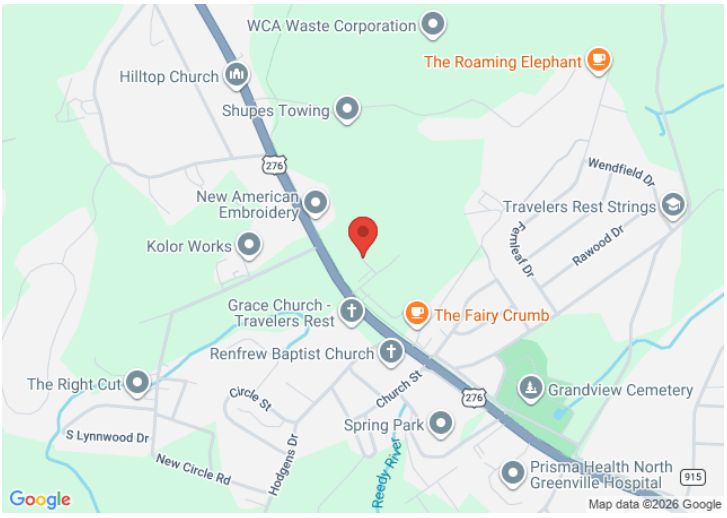
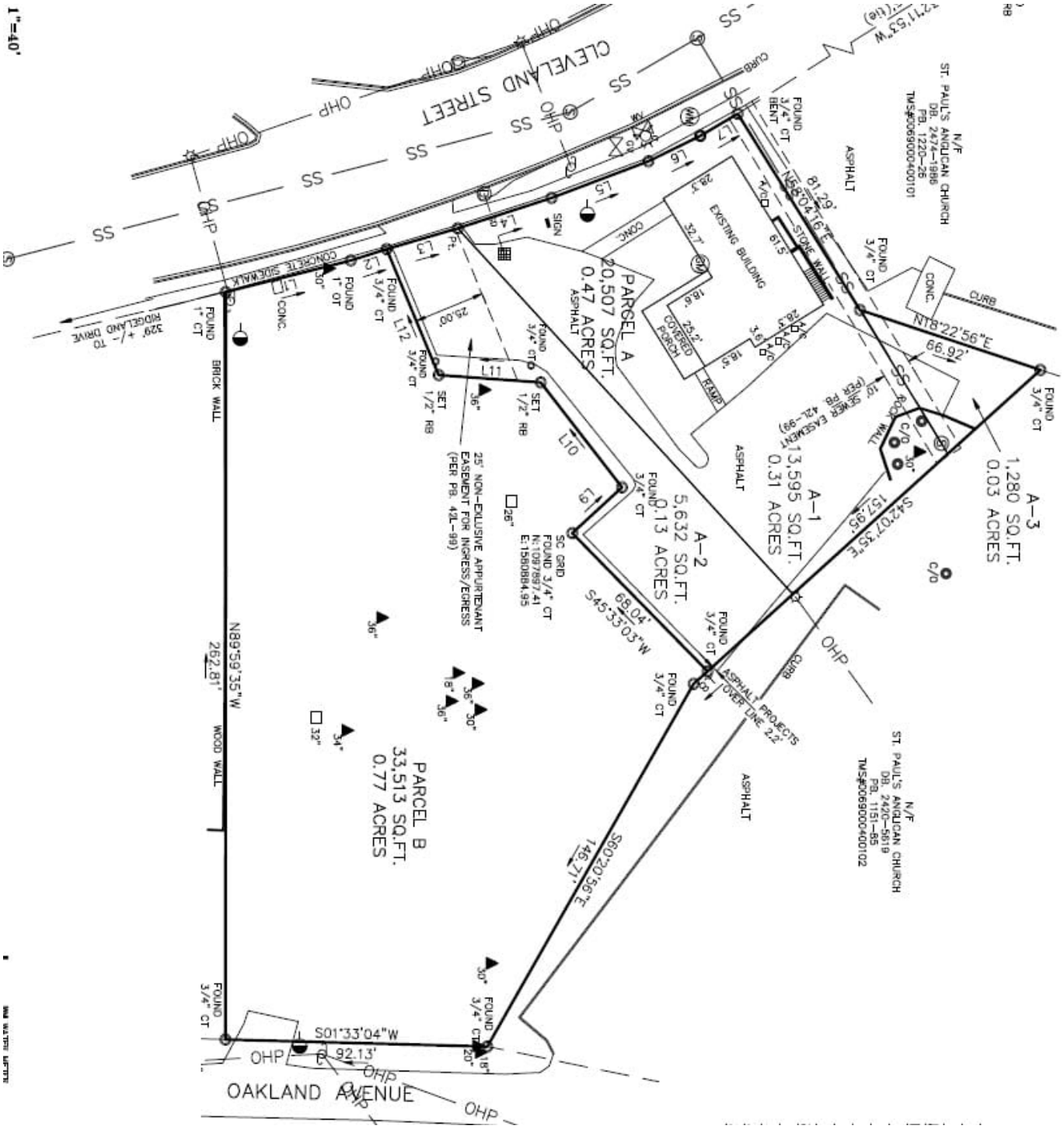


PROPERTY FEATURES

- 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 +\-

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

SITE PLAN



CLEVELAND STREET
OAKLAND AVENUE
PARCEL A
20,507 SQ.FT.
0.47 ACRES
PARCEL B
33,513 SQ.FT.
0.77 ACRES
A-1
13,595 SQ.FT.
0.31 ACRES
A-2
5,632 SQ.FT.
0.13 ACRES
A-3
1,280 SQ.FT.
0.03 ACRES
EXISTING BUILDING
COVERED PORCH
RAMP
STONE WALL
BRICK WALL
WOOD WALL
CONCRETE SIDEWALK
ASPHALT
N/F
ST. PAUL'S ANGLICAN CHURCH
DB. 2474-1986
PB. 1220-26
TMS#0069000400101
N/F
ST. PAUL'S ANGLICAN CHURCH
DB. 2420-5619
PB. 1151-85
TMS#0069000400102
25' NON-EXLUSIVE APPURTENANT EASEMENT FOR INGRESS/EGRESS (PER PB. 42L-99)
10' SEWER EASEMENT (PER PB. 42L-99)
ASPHALT PROJECTS OVER LINE 2.2'
N89°59'35"W
262.81'
S01°33'04"W
92.13'
S60°20'56"E
146.71'
S45°33'03"W
68.04'
S42°07'35"E
157.95'
N18°22'56"E
66.92'
N58°04'16"E
81.29'
329' +/- TO RIDGELAND DRIVE
1"=40'

FLOOR PLAN


1004 Geer Highway
915
N Main St
N Main St
276
North Greenville Hospital
Travelers Rest
High School
Gateway Park
Sunrift Adventures
Travelers Rest
Center St
McElhaney Rd
N Poinsett Hwy
Reedy River
Reedy River
585

AERIAL VIEW







