

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



BRAD DOYLE

bdoyle@kdscaine.com

O: 864-242-4200

M: 864-237-8458



MARK RATCHFORD, MAI

mratchford@kdscaine.com

O: 864-242-4200

M: 864-430-0371

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 +/-



340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

☎ 864-242-4200 • kdscaine.com • ✉ admin@kdscaine.com

All information contained herein has been obtained from sources deemed reliable, but is also subject to change without notice.

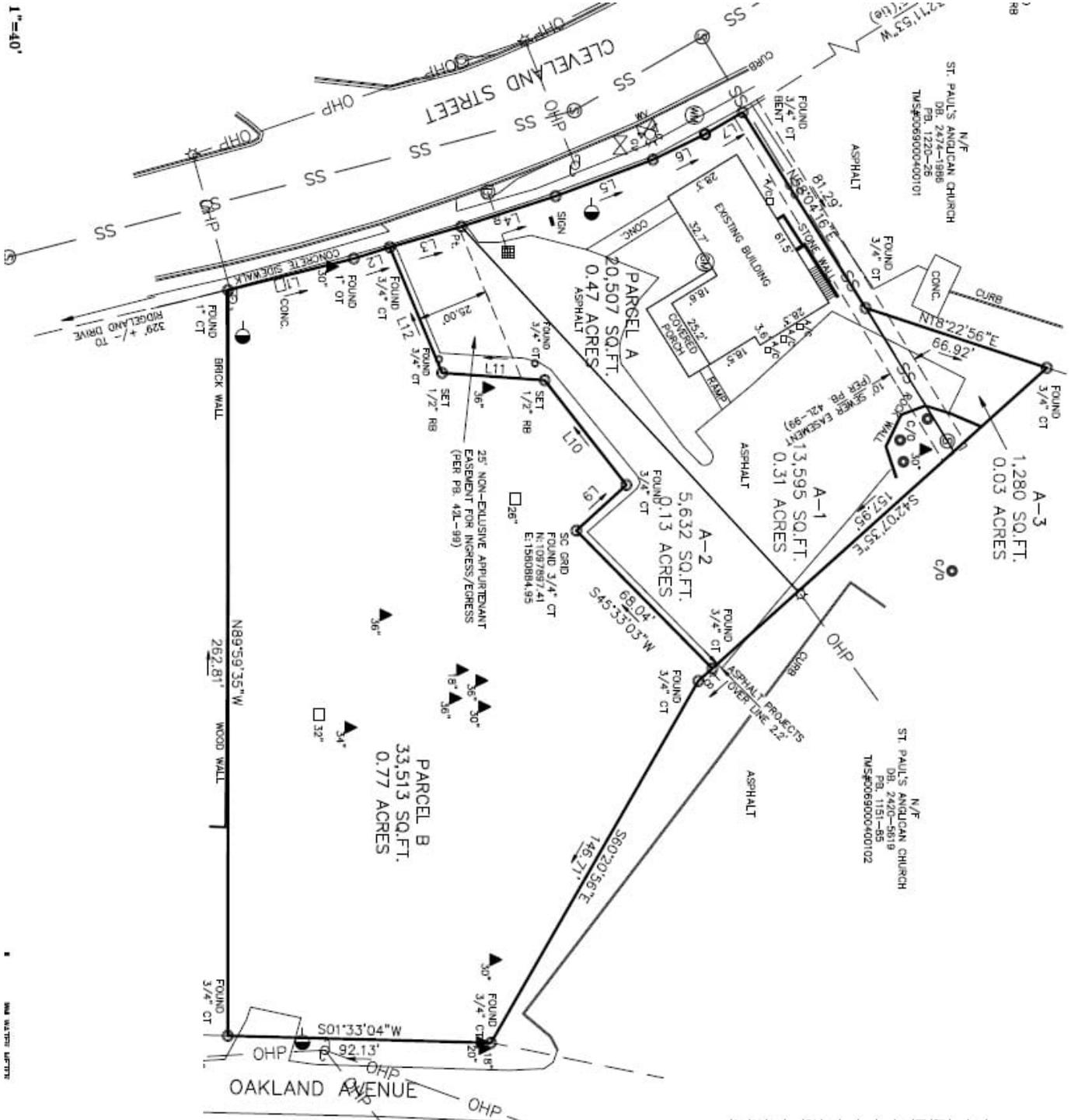
30' at apex | 3 Dock-Level Doors & Multiple Grade
Level Doors | 2 Detached Maintenance Shop
Buildings on-site (not included in SF totals)

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

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

☎ 864-242-4200 · kdscaine.com · ✉ admin@kdscaine.com

SITE PLAN



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

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

☎ 864-242-4200 • kdscaine.com • ✉ admin@kdscaine.com

FLOOR PLAN



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

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

☎ 864-242-4200 · kdscaine.com · ✉ admin@kdscaine.com



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

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

☎ 864-242-4200 · kdscaine.com · ✉ admin@kdscaine.com

PHOTOS



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

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

☎ 864-242-4200 · kdscaine.com · ✉ admin@kdscaine.com