

# FOR SALE

9,600 SF WAREHOUSE &  
OUTSIDE STORAGE YARD  
ON 9.24 ACRES



2423 HOMESTEAD RD, BOWMAN, SC 29418

**Harbor**  
COMMERCIAL PARTNERS



2423 Homestead Rd, Bowman, SC 29018

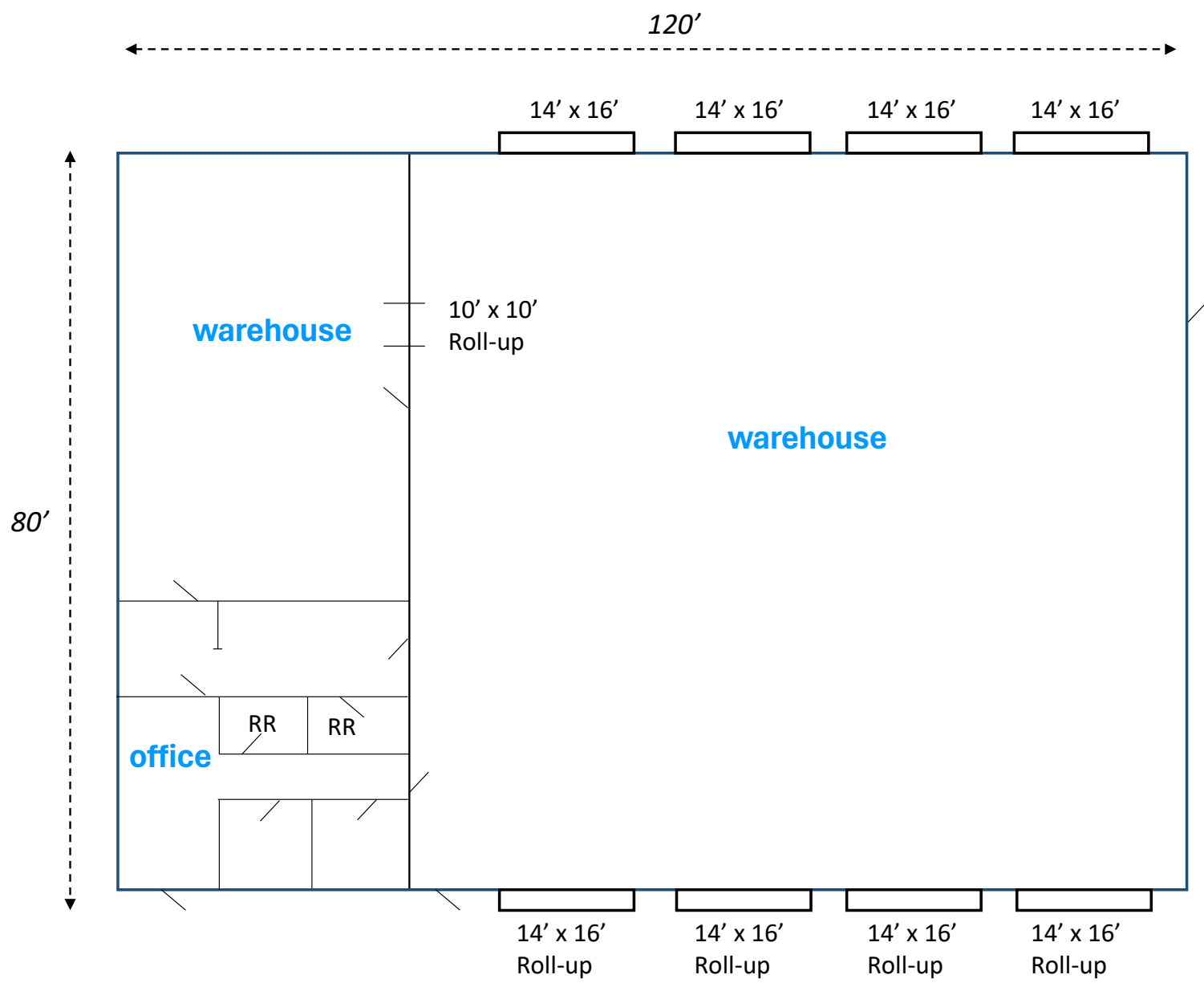
## PROPERTY HIGHLIGHTS

Warehouse/office building sitting on 9.24 acres being offered for sale just off I-26, exit 159 in Bowman, SC. Located 1 hour from both Columbia & Charleston, this site is zoned Commercial General in Orangeburg County. The cleared fenced-in laydown yard is 5-acres and includes a 9,600 SF building (8,640 SF warehouse and 960 SF conditioned office) with (8) 14' x 16' roll-up doors, 18' clearance and 21' center height. Electric, Water, and Sewer service are all available on site. Ideal for trucking operations, vehicle storage, or building materials supply.



## PROPERTY SPECS

PRICE	\$2,100,000
PARCEL ID	0258-00-04-003.000
COUNTY	ORANGEBURG
ZONING	CG - COMMERCIAL GENERAL
YEAR BUILT	1963 (RENOVATED IN 2018)
LOT SIZE	9.24 ACRES
BUILDING SIZE	9,600 SF
WAREHOUSE SIZE	8,640 SF
OFFICE SIZE	960 SF
CLEARANCE HEIGHT	18'
EAVE HEIGHT	19'
CENTER HEIGHT	21'
DRIVE-IN DOOR	(8) 14'x16"
HEATING	100%
COOLING	OFFICE ONLY
LIGHTING TYPE	METAL HALIDE
COLUMNS	NONE
POWER TYPE	THREE PHASE
SKYLIGHTS	YES





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## LOCATION

2423 Homestead Rd, Bowman, SC 29018

ORANGEBURG



**SITE**

BOWMAN



Summerville





## CONTACTS:

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