

FOR LEASE

4,600 SF WAREHOUSE



153 ANDERSON RD UNIT B, WALTERBORO, SC 29488



PROPERTY DESCRIPTION

This fully conditioned 4,600 SF Class B industrial space in Walterboro has 3,880 SF of warehouse and 720 SF of office. The warehouse offers 16' clear height, three-phase power, a drive-in door, and a ventilation fan, so it's ready for production or storage from day one. Also includes two restrooms.

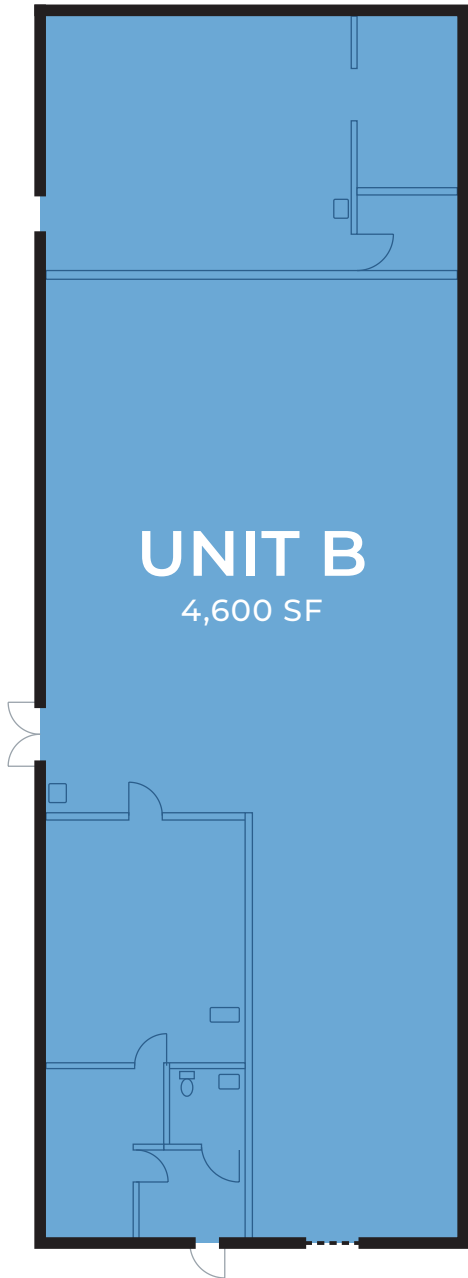
It's just 4 miles from I-95, with easy access for distribution and regional service routes. The flexible layout suits a manufacturer, distributor, or contractor who needs functional shop and office space under one roof. Offered at \$7.00/SF NNN.

OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
4,600 SF	\$7.00 PSF	NNN	November 1, 2026

PROPERTY SPECS

AVAILABLE SF	4,600 SF
TAX ID/APN	132-00-00-119
ZONING	Industrial
COUNTY	Colleton
PARKING	8 Spaces
CLEARANCE HEIGHT	16'
OFFICE SF	720 SF
WAREHOUSE SF	3,880 SF
ROOF	Insulated Sheet Metal
WALLS	Masonry
HEATING	100%
COOLING	100%
LIGHTING	Fluorescent
POWER	Three Phase
VENTILATION	Yes
RESTROOM	Two



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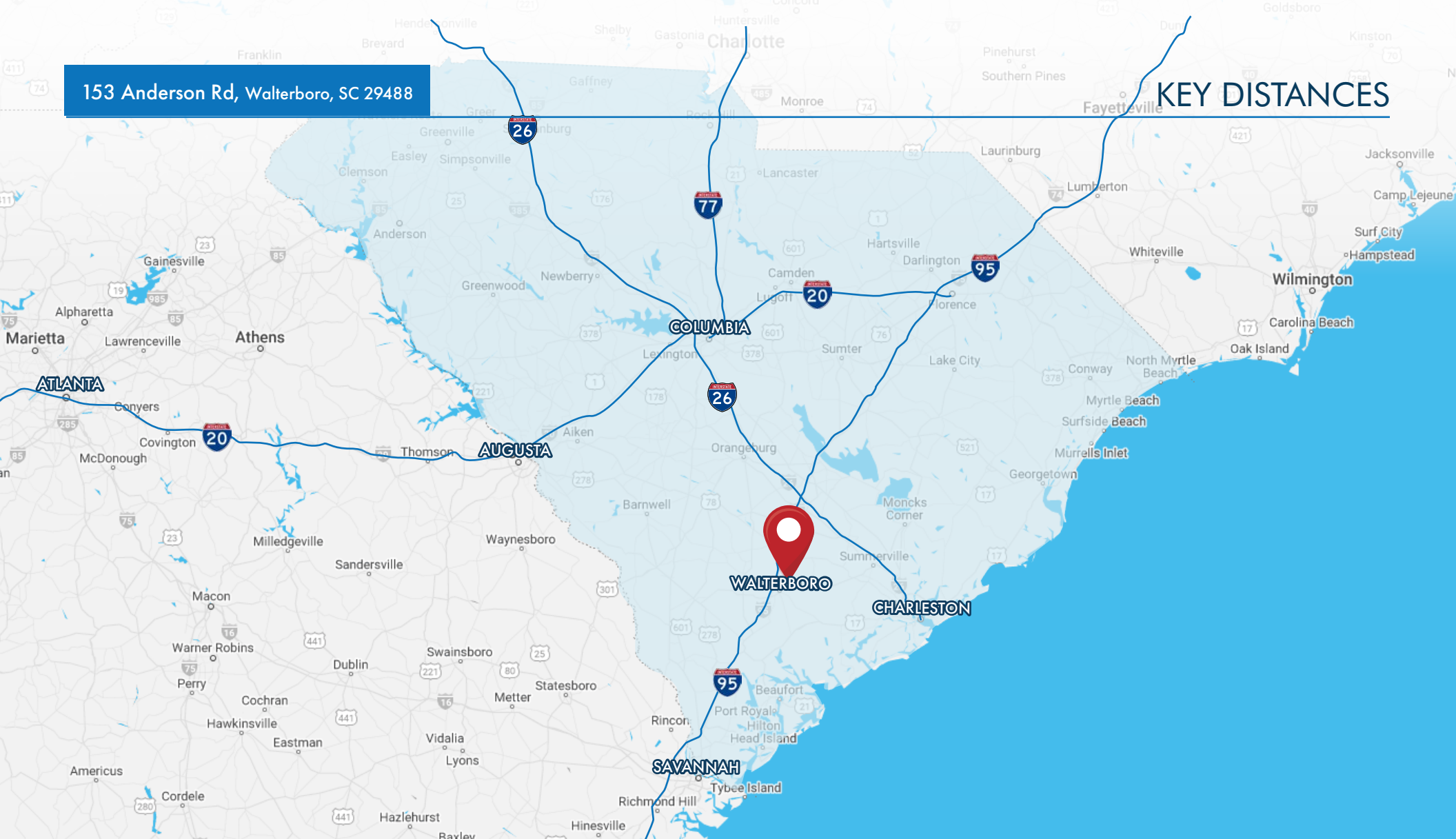


Walterboro is positioned at the gateway to the South Carolina Lowcountry, in the middle of a triangle formed by Charleston, Savannah, and Columbia. Whether your business relies on the easy movement of goods, services, or people, a Walterboro location makes things simple. Our market access is outstanding, with proximity to major interstates, international and regional airports, and two of the nation's leading ports.

(www.walterborosc.org)

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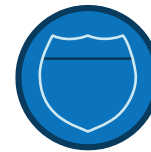
KEY DISTANCES



Port of Charleston: 52 miles
Port of Savannah: 74 miles



Lowcountry Regional Airport: 4 miles
Charleston International Airport: 41 miles
Savannah/Hilton Head International: 74 miles
Columbia Metropolitan Airport: 88 miles



INTERSTATE-26: 36 miles
INTERSTATE-77: 84 miles
INTERSTATE-20: 93 miles



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