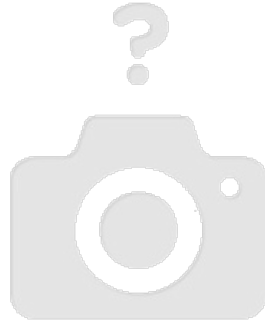


Auto Repair Facility and + -10.8 Acres

1391A 1393 SHILLINGS BRIDGE ROAD, ORANGEBURG, SOUTH CAROLINA 29115



COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$395,000**
SALE TYPE **OWNER USER**
ZONING **GENERAL COMMERCIAL**

GROSS BLDG **9,040 SQFT**
LAND AREA **10.8 ACRES**
DRIVE IN DOORS **9**

- +/-5.81 Acres • Fully fenced • 350' of road frontage • 3 phase power • 5,240 SF auto repair building
- - 3 work bays • - (2) 8'x10' Rollup doors • - (1) 10'x10' Rollup door in front and rear of bay
- - Bays clear height: 10'9" (under beam) 12'8" (under ceiling)
- - 1050 SF office, reception area, full kitchen, & 1 1/2 bathrooms. • - 1040 SF storage bay with a 10'x10' rollup door
- 2,200 SF warehouse • - (2) 12'x12' rollup doors • - (2) 10'x10' rollup doors • +/-4.99 acres
- Fenced except along the rear tree line. • 1,600 SF warehouse
- - (2) 10'x10' rollup doors in front & (1) 10'x10' rollup door in the rear

Auto service facility and +/-10.8 acres that is fenced. The property consists of two parcels; +/-5.81 acres, with a +/-5,240 SF auto repair building & a +/-2,200 SF storage warehouse, and +/-4.99 acres with a +/-1,600 SF office/warehouse. Seller may consider selling parcels individually.

Distance from subject property:

- +/-12.3 miles from I-26 (Exit 139) & +/-30 miles from I-95.
- +/-7.6 miles from Orangeburg Municipal Airport.
- +/-43 miles from Columbia, SC.
- +/-66 miles from Augusta.
- +/-83 miles from Charleston...



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