108,028 SF WAREHOUSE
REGIONAL ACCESS

121 TROTTER INDUSTRIAL LN, SALUDA, SC



PROPERTY DETAILS

Square Feet:	±108,028 SF	Clear Heights:	24' - 28'
Availability:	Sale or Lease	Dock Height Doors:	7
Sale Price:	$3,100,000	Drive In Doors:	8
Lease Rate:	$3.49/NNN	Lot Size:	±13.40 Acres
Sale Price/SF:	$28.70/SF	Construction:	Masonry

OFFERING MEMORANDUM

LEASE RATE: $3.49 | LEASE TYPE: NNN
SALE PRICE: $3,100,000 | PRICE/SF: $28.70
108,028 SF | 24' - 28' CLEAR | YEAR BUILT: 1950

FINEM INDUSTRIAL
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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EXECUTIVE SUMMARY



INDUSTRIAL WAREHOUSE

WHY THIS SPACE

108,028 SQUARE FEET
Total Size

ZONING
Heavy Industrial Zoning

CEILING HEIGHTS
24' - 28' Clear Heights

MULTIPLE BUILDINGS
3 Industrial Buildings

INDUSTRIAL DOORS
7 Docks | 8 Drive Ins

REGIONAL ACCESS
Proximity to Multiple Markets

AMPLE LOT SIZE
±13.40 Acre Lot

PROPERTY SUMMARY	
Sale Price:	$3,100,000
Lease Rate:	$3.49/SF
Lease Type:	NNN
Space Size:	108,028 SF
Lot Size:	±13.40 Acres

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 121 Trotter Industrial Lane, a ±108,028 SF industrial complex situated on ±13.4 acres in Saluda, SC. This three-building asset offers functional warehouse and manufacturing space with a combination of dock-high and drive-in loading, heavy power, and ample land for circulation or storage.

The main structure spans ±84,000 SF with clear heights of 24’ in most areas and portions reaching up to 28’. Two additional structures add ±13,350 SF and ±10,680 SF, each offering segmented spaces with 10'–16' clear heights. In total, the site includes six dock doors and five drive-in doors, accommodating a variety of logistics and production workflows. The shell space offers ±15,000 SF of customizable floorplate for potential buildout.

All buildings are constructed with masonry walls and metal roofing in good condition. The ±13.4-acre parcel offers a mix of gravel and dirt drives to support truck traffic, outdoor storage, or expansion. Zoned High Industrial, this site is suitable for warehousing, light manufacturing, and distribution. Existing short-term tenancy provides holding income while leaving room for user occupancy or lease-up strategies.

Positioned to serve the Augusta, Columbia, and Newberry markets, this property presents a unique opportunity for scale-driven operators or investors seeking access to multiple Southeast metros in a value-oriented corridor. The location also benefits from high traffic exposure due to common cut-through routes between I-20 and I-26, offering excellent visibility and incidental traffic from drivers avoiding direct access to Columbia.

108,028 SF INDUSTRIAL BUILDINGS

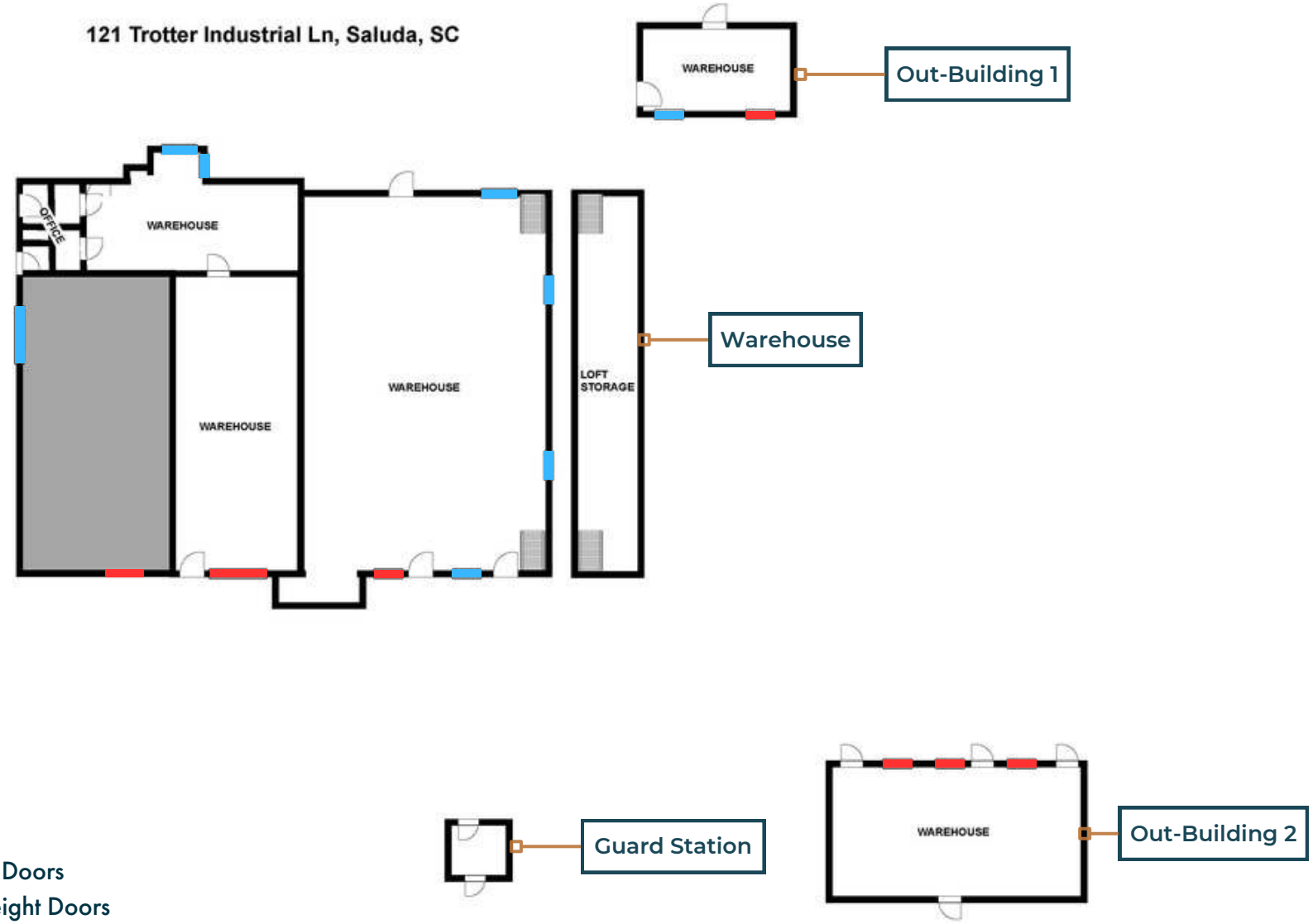
BUILDING DETAILS

BUILDING DETAILS	
Total Size:	±108,028 SF
Lot Size	±13.40 Acres
Zoning	Heavy Industrial
Warehouse SF	±84,000 SF
Out-Building 1 SF:	±10,680 SF
Out-Building 2 SF:	±13,350 SF
Warehouse Clear Height:	24' - 28'
Outbuilding 1 Clear Height:	10' - 15'
Outbuilding 2 Clear Height:	10' - 16'
Warehouse Doors:	7 Drive-Ins | 3 Dock Height
Outbuilding 1 Doors:	1 Drive-In | 1 Dock Height
Outbuilding 2 Doors:	3 Dock Height
Lighting:	LED & Flourescent
Floors:	Concrete Slab
Structure:	Masonry
Roof:	Sheet Metal | Steel Trusses & Purlins

INTERIOR



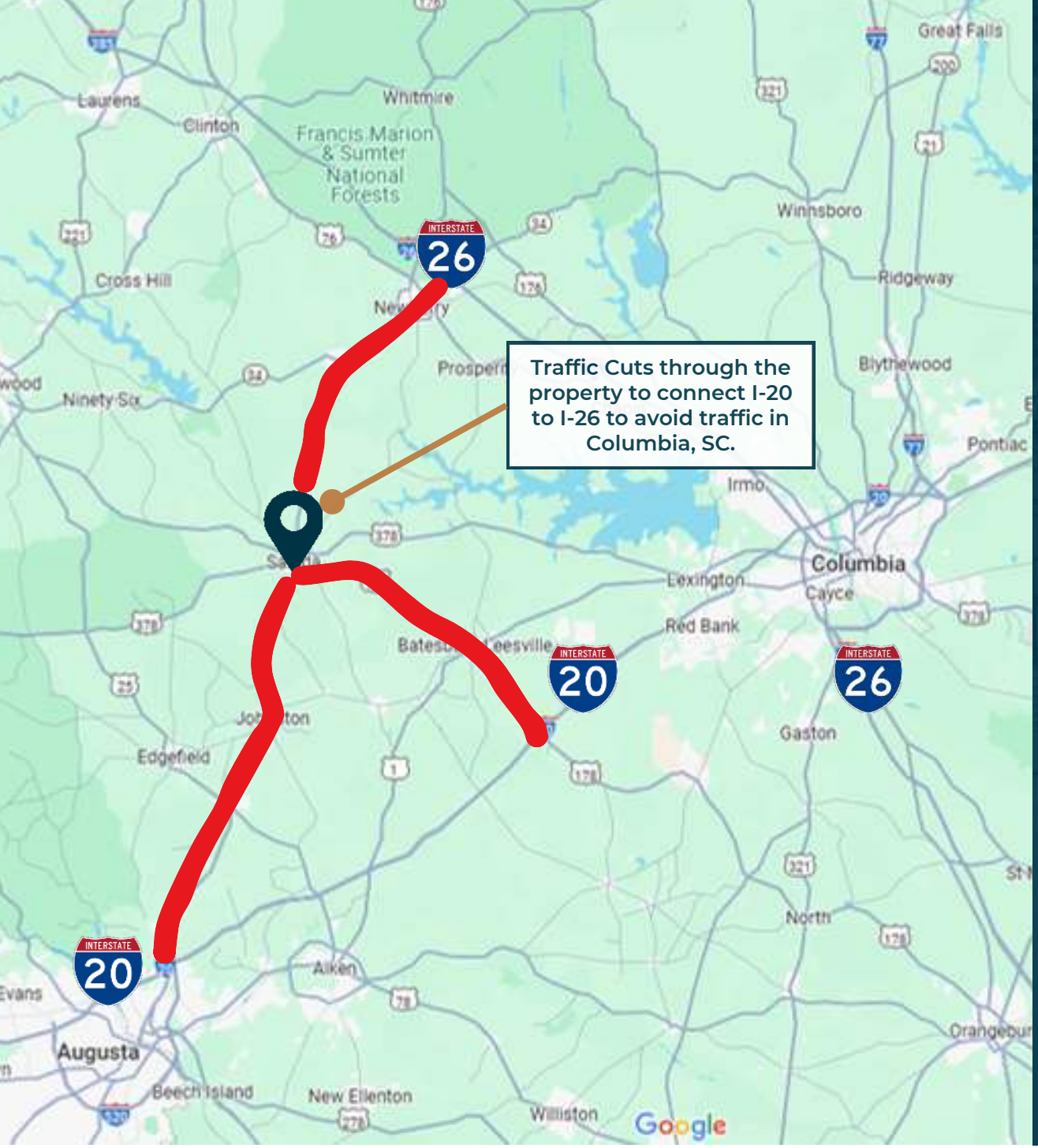
108,028 SF INDUSTRIAL BUILDINGS
FLOOPLANS



108,028 SF INDUSTRIAL BUILDINGS

PROPERTY OUTLINE





REGIONAL ACCESS TO MAJOR CITIES

LOGISTIC ROUTES

24.6 Miles To Interstate-20 East Bound

32.9 Miles To Interstate-20 West Bound

62.5 Miles To Interstate-520

TRUCKING DISTANCES

To Important Cities & Ports

Aiken, SC	33.1 Miles
Augusta, GA	43.3 Miles
Columbia, SC	53.1 Miles
Greenville, SC	81.6 Miles
Charlotte, NC	120 Miles
Charleston, SC	151 Miles
Savannah, GA	154 Miles
Atlanta, GA	182 Miles

108,028 SF INDUSTRIAL BUILDINGS

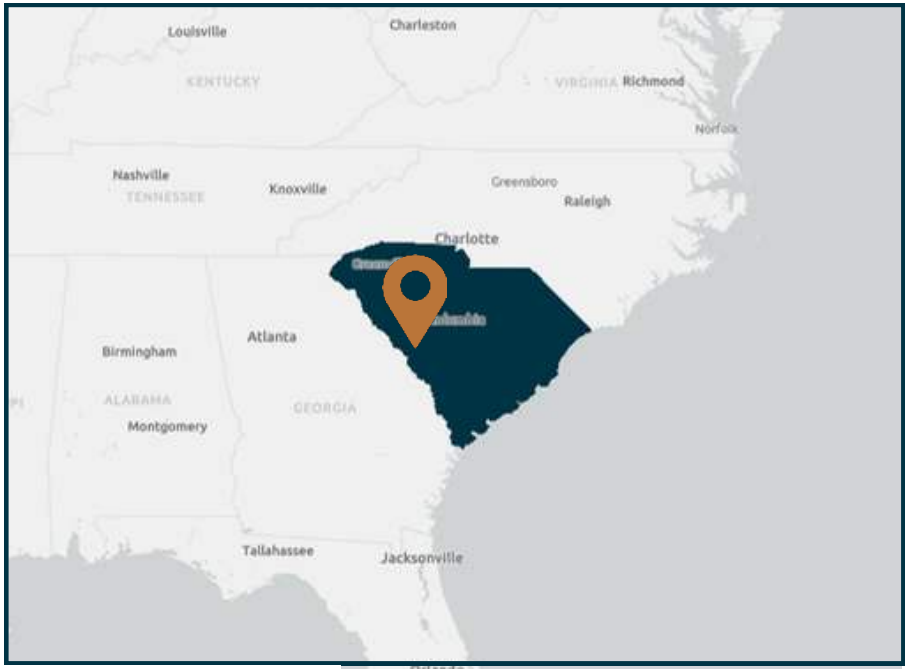
LOCATION SUMMARY

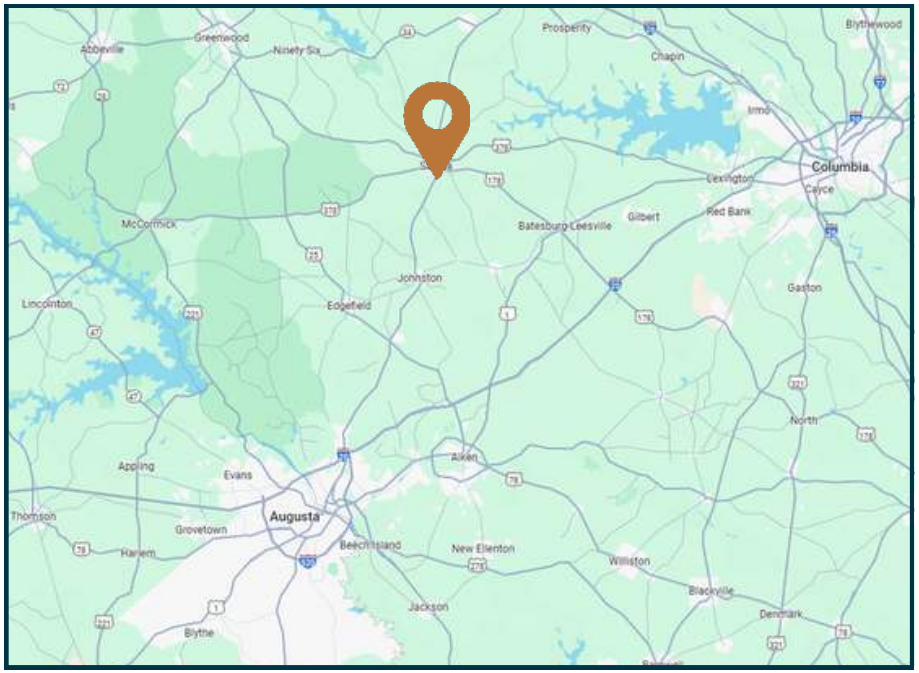
Located at 121 Trotter Industrial Lane in Saluda, SC, this industrial site offers convenient access to three major Southeast markets—Augusta, Columbia, and Newberry. Positioned just off Johnston Highway (SC-121), the property is well-situated for regional distribution and logistics, with direct routes to I-20 and I-26 within a 28.70–45 minute drive.

The property sits along a common bypass route used by drivers moving between I-20 and I-26 without entering the Columbia metro area. This natural traffic pattern results in consistent cut-through activity past the site, enhancing both visibility and logistical efficiency.

Though outside centralized industrial parks, the area supports active warehousing and light manufacturing, offering favorable cost structures and flexibility for large-parcel users. The ±13.4-acre site allows for truck maneuvering, outside storage, or future expansion, making it well-suited for businesses that require both building scale and land availability.

This corridor provides access to key labor pools across Edgefield and Aiken Counties while maintaining strategic proximity to the CSRA's manufacturing and logistics hubs. With limited inventory of ±100,000 SF sites in the region, 121 Trotter Industrial Lane offers a compelling combination of infrastructure, scale, and access.





PROPERTY PHOTOS











































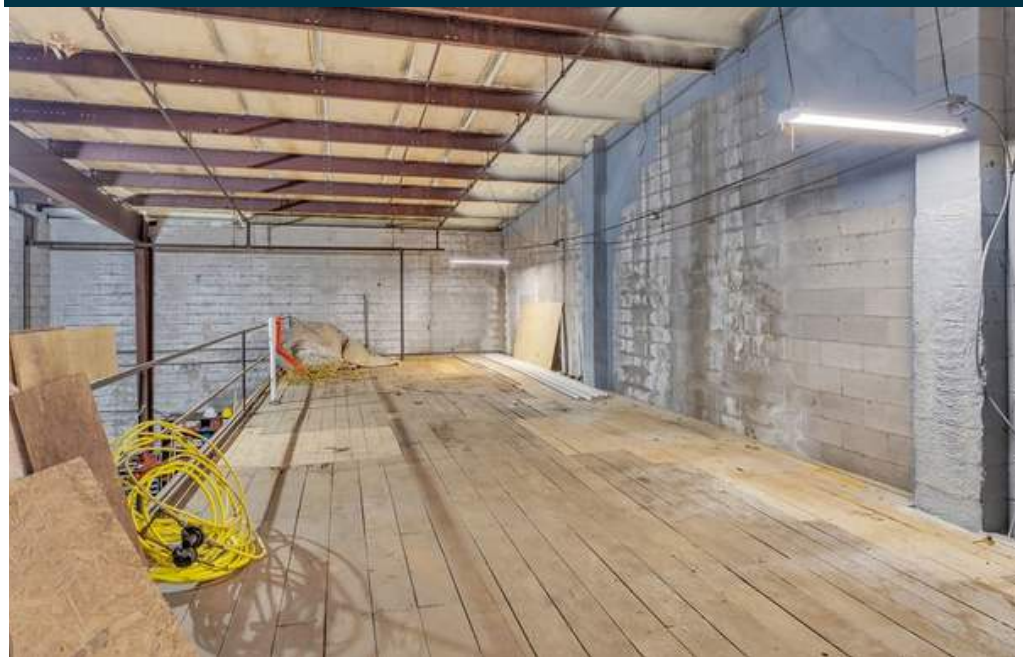








WOODEN MEZZANINE AREA


















EXIT














EXIT

LOCATION OVERVIEW



WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.

South Carolina's population is expected to increase significantly, driven by migration and economic growth.

The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.

Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.

South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. **South Carolina**
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:
- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.

ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents

ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.

FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.

INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M Total State Population

58% Labor Force Participation

150K Jobs Created in Last 5 Years

90B Invested in SC in Last 5 Years

6.2M 2040 Projected State Pop.

70% Growth in Trade at Port of Savannah Over the Last Decade

WHY? SALUDA

OVERVIEW

Saluda, South Carolina offers a strategic balance of rural affordability and logistical connectivity. With a strong agricultural base, proximity to major industrial corridors, and access to a growing regional workforce, Saluda is poised for smart, sustainable development. Its low cost of living, available land, and central location between Columbia, Greenville, and Augusta make it a compelling choice for businesses seeking expansion without the overhead of major metros. Local government is pro-growth and responsive, while regional infrastructure continues to improve.





AGRICULTURAL HUB

Saluda has long been recognized as a cornerstone of South Carolina's agricultural economy. The area's fertile land supports thriving poultry, cattle, and row crop operations. Agribusiness and food processing companies benefit from low land costs, favorable climate conditions, and a workforce with generational experience in production and logistics.

WELL-CONNECTED RURAL ADVANTAGE

Saluda sits within an hour's drive of Columbia, Augusta, and Greenwood. It is accessible via SC Hwy 121, SC Hwy 39, and US Hwy 378, with direct trucking access to I-20 and I-26. This puts Saluda within reach of:

- **Ports of Charleston & Savannah (2–2.5 hours)**
- **Columbia Metropolitan Airport (CAE)**
- **CSX and Norfolk Southern rail lines (within 28.70 miles)**

HEALTHCARE

Saluda offers some of the lowest land and development costs in the state. Commercial and industrial users benefit from:

- **Below-average property tax rates**
- **Inexpensive utility infrastructure (electricity, water, gas)**
- **Streamlined entitlements and zoning flexibility**

PRO-GROWTH ECONOMIC CLIMATE

Saluda County offers a competitive tax environment and is part of the Southern Carolina Alliance, which promotes industrial and commercial investment across rural South Carolina. Industrial sites and commercial parcels are available with utilities in place, and the County supports expedited permitting for qualifying projects.

COMMUNITY-FOCUSED GROWTH

With a population known for civic engagement, strong schools, and local leadership invested in smart development, Saluda is ideal for small to mid-sized companies looking to scale in a welcoming environment. The town features a historic downtown square, new housing developments, and access to regional labor markets without metro-area congestion or pricing.

28.70K+
Regional Labor Force

6.2%
Unemployment Rate

45 MIN
To Columbia, SC

55 MIN
To Augusta, GA

3.5%
Projected Population Growth

THE PORT OF SAVANNAH

PORT OF SAVANNAH OVERVIEW

The Port of Savannah is one of the most critical logistics hubs on the U.S. East Coast, offering direct access to major transportation networks, including railways and interstates. Over the past decade, the Port has grown over 90% with layers of continued expansion capability. Its strategic location and status as the largest single-terminal container port in North America make it a key asset for industrial users, particularly those involved in manufacturing, distribution, and e-commerce. The port's capacity to handle high volumes of cargo efficiently helps industrial businesses reduce shipping costs and improve supply chain reliability, making it an attractive area for warehouses, distribution centers, and manufacturing facilities.

TOP 5 US CONTAINER PORT

1. Los Angles, CA
2. Long Beach, CA
3. New York/Jersey
4. Savannah, GA
5. Seattle, WA





4 Hour Drive to Major Markets: Atlanta, Orlando, and Charlotte

The Largest Concentration of Retail Imports on the East Coast

Georgia Has One of the Highest Over the Road Weight Allowances (80K Lbs)

20% of the US Population and Industry is best served by the Port of Savannah

44% Fast and Easy Access to 44% of US Consumers & Manufacturers

THE PORT OF CHARLESTON

PORT OF CHARLESTON OVERVIEW

The Port of Charleston, SC is one of the fastest-growing ports in the United States and it now has the deepest harbor on the East Coast which allows it to handle the largest ships in the world. This port alone supports about 10% of the jobs in the state and has an economic impact of over $33 Billion on the Upstate economies.

South Carolina is a manufacturing and exporting state and one of the main reasons for this is the Port of Charleston. Not only is there a high demand for industrial and warehouse space in Charleston, SC but industrial buildings all over the state are positively affected by the Port of Charleston.

TOP 10 US CONTAINER PORT

6. Houston, TX
7. Charleston, SC
8. Oakland, CA
9. Norfolk, VA
10. Miami, FL





Top 10 Fastest Growing Container Port in the US For the Last 10 Years

52

52' Draft Deepest in the Southeast & Handles Post-Panamax Ships

100 Foreign Ports Served Directly From the Port of Charleston

11% of all jobs in South Carolina are Connected to the Port of Charleston

8th largest Maritime Hub in the US (2022)

AREA DEMOGRAPHICS



Drive Time Radii	10 Min	20 Min	28.70 Min
Population	5,674	17,913	52,093
Median HH Income	$40,781	$47,780	$53,897
Median Age	39.1 Yrs	43.2 Yrs	45.0 Yrs

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

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