

110 FOREST HILLS DRIVE

WALTERBORO, SC 29488



**±5,396 SF ON ±2 AC IN THE
HEART OF WALTERBORO**

NAICharleston

Thomas Boulware, SIOR, CCIM
843.270.9124
tboulware@naicharleston.com

Fishburne
DEVELOPMENT CORPORATION
Company

Ladson Fishburne
843.893.6076
ladson.fishburne@gmail.com

About the Property

Former bank building with $\pm 5,396^*$ SF of general office space for sale. Centrally located in the heart of Walterboro, SC, the location is walking distance to downtown's central business district. The property is ± 1.94 acres with ample parking and high visibility. Features include a double drive-through, climate-controlled storage space, and a separate office currently rented by a law firm. With classic charm and modern amenities, it is ideal for most office and municipal users.

*Purchaser to verify SF

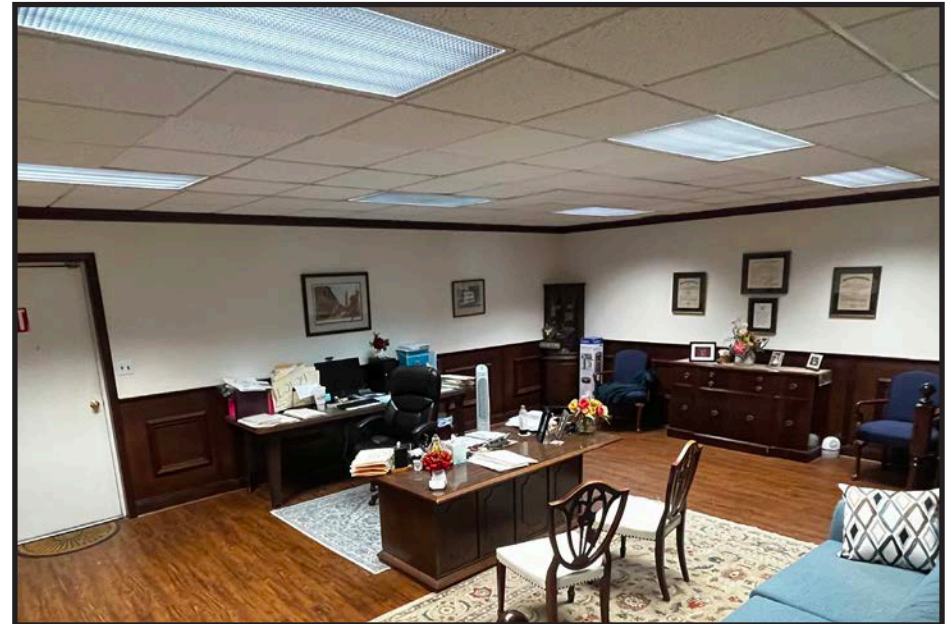
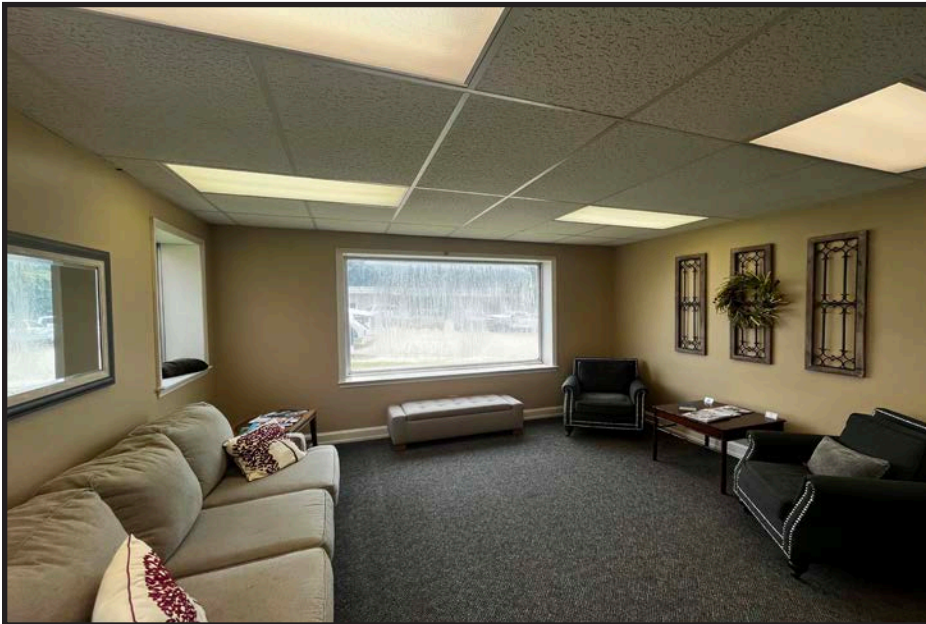
Offering Summary

Building Size:	$\pm 5,396$ SF
Lot Size:	± 1.94 AC
Floors:	Two-story building
Parking:	Ample parking available onsite
Zoned:	UD, Town of Walterboro
TMS #:	163-07-00-059
Price:	\$580,000

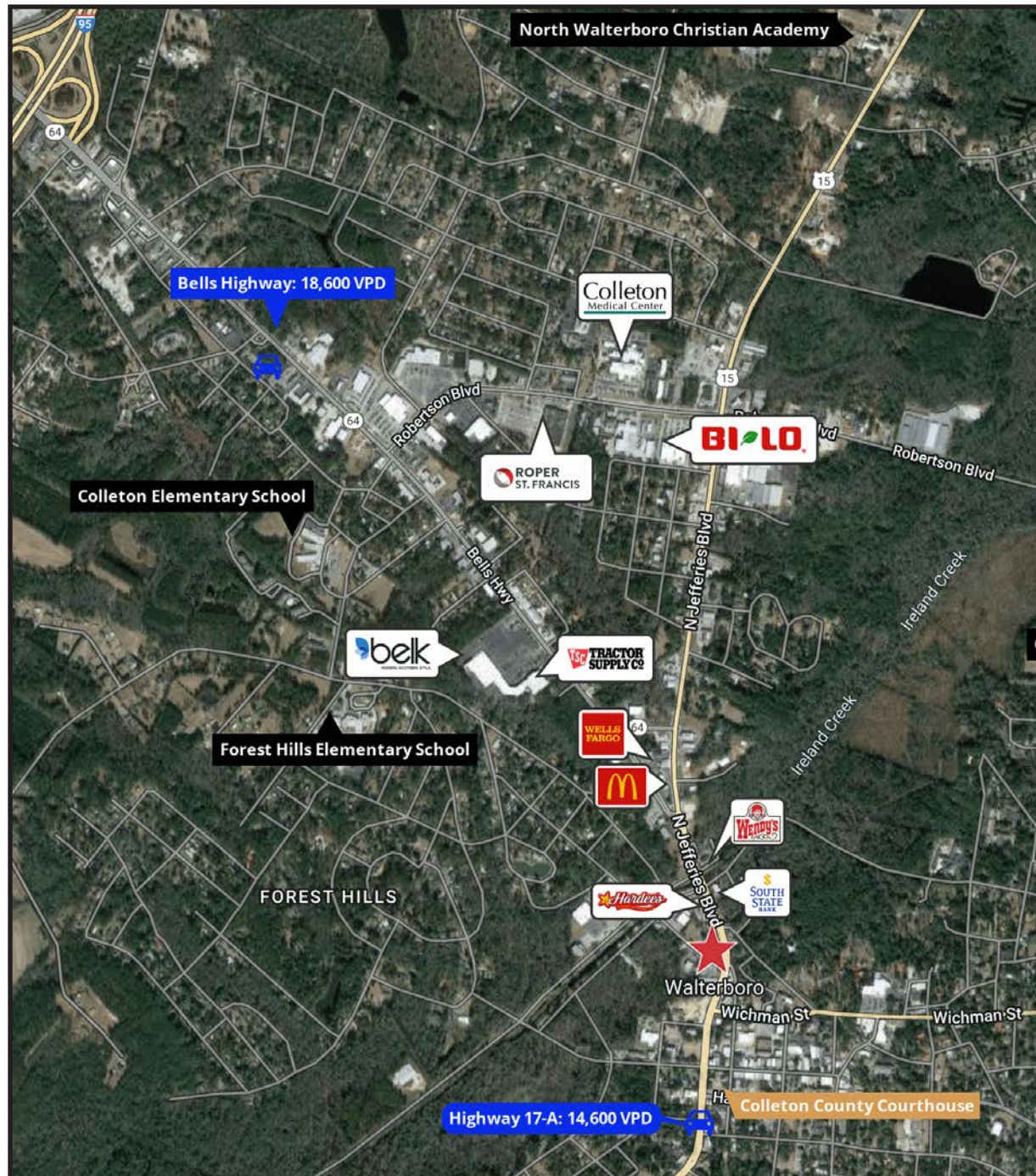
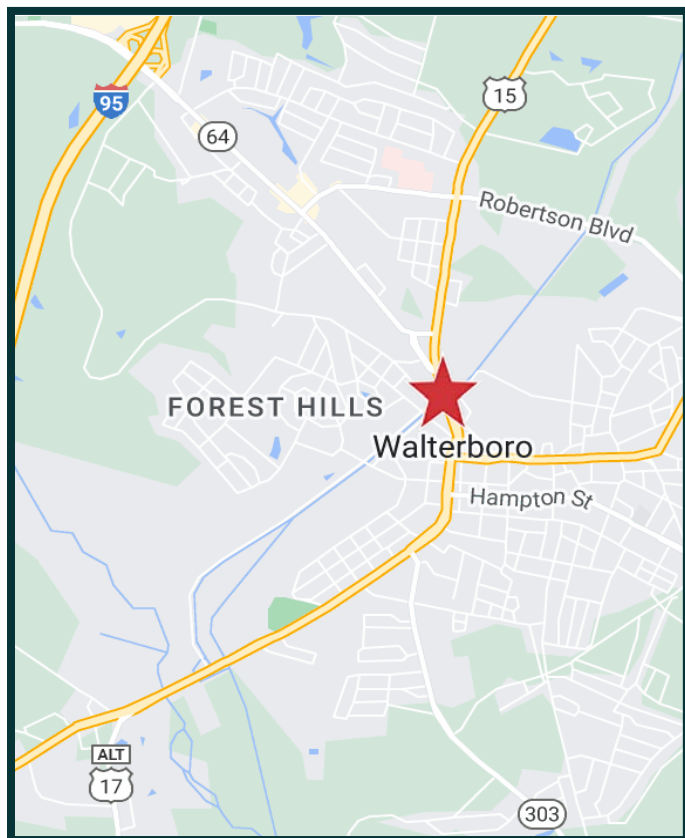




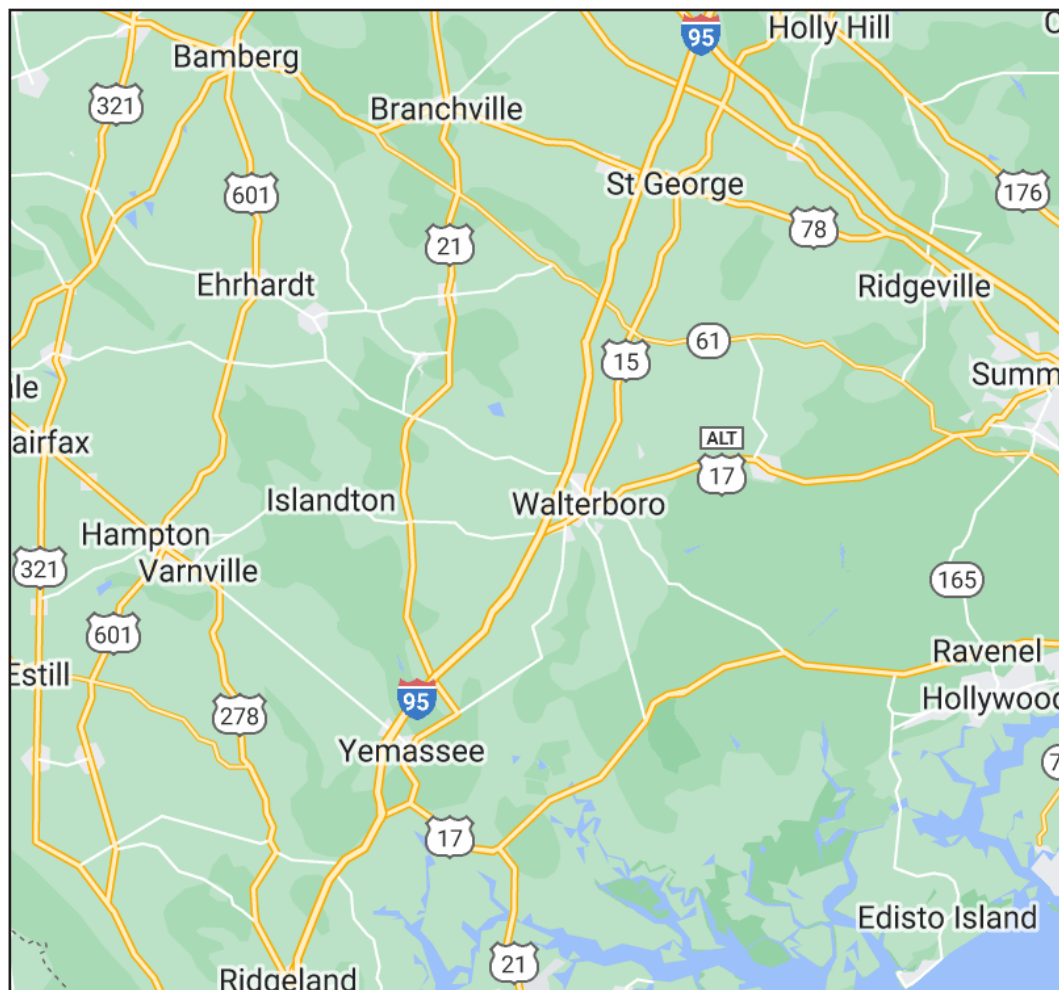
Additional Photos



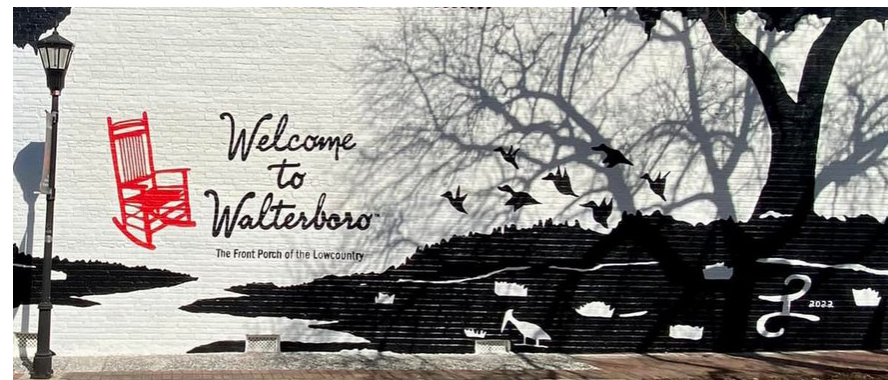
Maps



About Walterboro



Pomega & Kontrolmatic Technologies has officially broken ground on its first U.S. lithium-ion battery manufacturing plant at the Colleton Industrial Campus. The company will invest \$300 million in upfront capital expenditures in the new facility, which is just minutes from the property for sale. Pomega expects to begin production at the 500,000 SF facility in 2024, creating around 575 new jobs. Pomega will manufacture lithium-ion batteries as well as turnkey battery energy storage systems.



Walterboro, SC is located in the lowcountry of South Carolina just off Interstate 95, near exits 53 & 57. It is home to the ACE Basin, the largest estuary on the East Coast and home to numerous endangered species. The ACE Basin is 215,000 acres of protected habitat, including woodlands, forested wetlands, marshes and creeks, and beaches that offer plenty of opportunity for recreation. In addition, The Walterboro Wildlife Center Sanctuary offers the chance to learn about the history and significance of the area's important and rare ecosystem.



Walterboro is also home to the SC Artisans Center, which represents over 300 artists, as well as the Colleton Museum and Farmers Market that showcases the work of indigenous artists and offers fresh fruits and vegetables for sale as well as local honey and artisan crafts. Walterboro has many antique stores as well as small-town dining options such as the popular Dukes' BBQ.