



6300 Temperance Hill Road, Marion, SC 29571

FOR SALE

30+/- ACRES





PRICE
\$325,000



SIZE
30+/- ACRES

30 ACRES of nice flat, dry land. The property was previously used by Lane Wood Products, which closed in September 2020. The Main Building is approximately 125' x 100', and has **a lot of potential for commercial redevelopment, a barndominium, or whatever else you can dream up for the huge enclosed space.** The 2-Story Maintenance Building is approximately 30' x 50'. There is a deep well on the property and a septic system for the buildings half bathrooms. There are other out buildings on the property surrounded by about 15 wooded acres and 5 tillable acres. It is currently zoned Agricultural. The northwest corner had a mobile home on it previously, with separate septic system and power pole still in place. County water is available at the road and there is a pond in the woods on the north side.

INFRASTRUCTURE CURRENTLY IN PLACE

Main Building

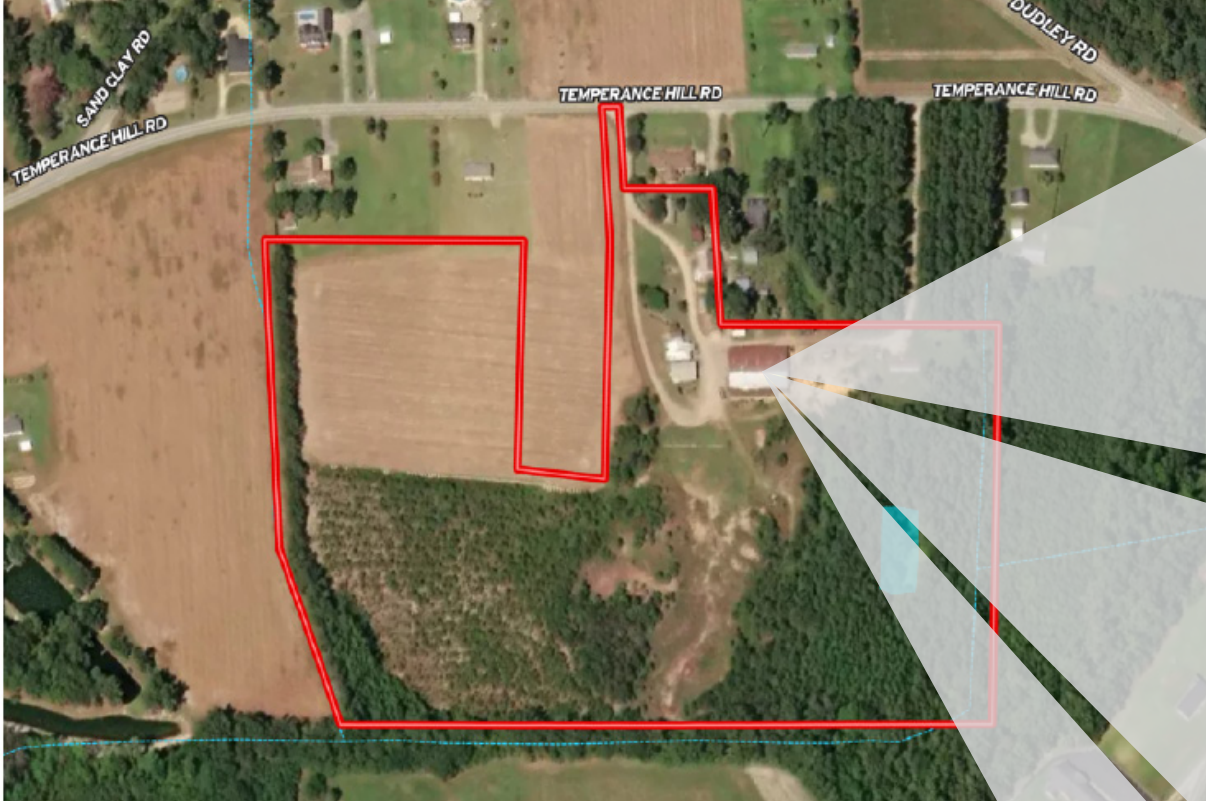
- 12,000+ Square Feet - 125' x 100' x 16' Ceiling
- 16' High Garage Door Opening
- Concrete Floor Throughout
- Property Previously Used by Wood Products Manufacturer
- 3- Phase Industrial Electrical Supply
- 1st Floor Office Area with HVAC
- 2 Lavatories
- Employee Break Room on 2nd Floor



Maintenance Building

- 50' x 30' x 16' Ceiling
- 16' Garage Door
- 2nd Story Storage and Inventory Space
- HVAC Throughout
- Lavatory and Office Space on the 2nd Floor
- Can Accommodate a Semi-Truck for Service





POTENTIAL USES

- Commercial Redevelopment
- Manufacturing facility
- Warehouse
- Discreet storage
- Gun Range
- Residential Development
- Barndominium



MANUFACTURING FACILITY



WAREHOUSE



BARNDOMINIUM

CONTACT



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