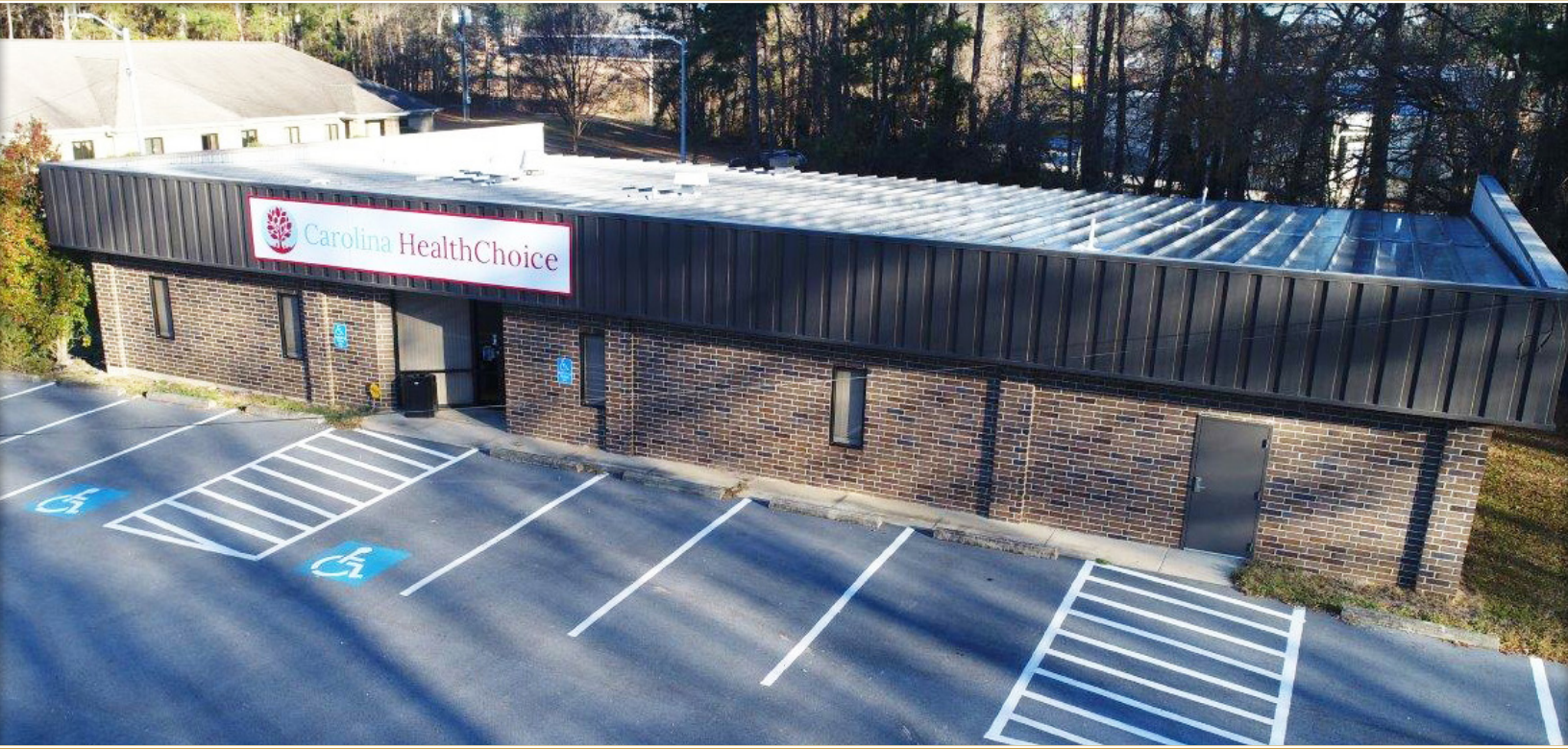


# LEASE OR PURCHASE OPPORTUNITY



## 2041 MEDICAL PARK DRIVE

*Newberry, South Carolina*

±5,064 SF MEDICAL OFFICE BUILDING



# 2041 MEDICAL PARK DRIVE

*Newberry, SC*

LEASE: \$8.50/SF NNN | SALE: \$395,000

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**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

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*Newberry, SC*

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## EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale or for lease this well-appointed  $\pm 5,064$  SF medical office facility in Newberry, South Carolina. This property enjoys numerous improvements, including high-quality LVT flooring and commercial-grade carpet throughout. Additionally, the property has new plumbing fixtures in its three bathrooms, two surveillance cameras outside the main entrance, and a large open room that could be used for physical therapy or group activities. With six patient exam rooms and offices, plus a spacious and welcoming reception area and waiting room, this facility is set up well for a medical practice, chiropractor, or physical therapy business. Moreover, the property has an unfinished storage space of approximately  $\pm 1,500$  SF, which can accommodate an expansion in the future.

This property also enjoys a fantastic location in a medical park complex right down the road from the Newberry County Hospital, and only about six minutes to Interstate 26...it is easily accessible from any direction! Additionally, the property has 73 feet of frontage extending along Medical Park Drive, and a quiet, scenic setting with groves of trees on two sides.

Named one of the best small towns in the United States, Newberry County's charm is widely known, and with companies like Samsung, Kiswire and Kraft, it's proving to be the place for global growth. Situated between the growing cities of Columbia and Greenville, a labor force of more than half a million within a 60-minute drive ensures success, and two local higher-education institutions cultivate young talent. East-west access via I-26 links the county to growing markets while quaint streets mix with expanding industrial parks and ample utilities to welcome business home.

Bordered by water on three sides, Newberry County combines abundant recreational opportunities with picturesque small-town living. Rural fields mix with cultural amenities like the Newberry Opera House providing a unique lifestyle. From vineyards to national forests to award-winning orchids to festivals celebrating everything from the region's German heritage to barbecue, life in Newberry County is unparalleled.



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## PROPERTY SPECIFICATIONS

Address: 2041 Medical Park Drive

City: Newberry, SC

County: Newberry

Tax Map ID: 342-34

Property Type: Medical

Zoning: OC/Office commercial district, which allows for predominantly professional and medical offices

Building Size: ±5,064 SF

Property Land Size: ±1.05 acres

Water: City of Newberry

Sewer: City of Newberry

Gas: Not Available

Power: Newberry Electric Cooperative

Year Built: 1987

Parking: 20 parking spaces in the front, including two handicapped spaces; there are numerous employee parking spots in the back of the building, too.

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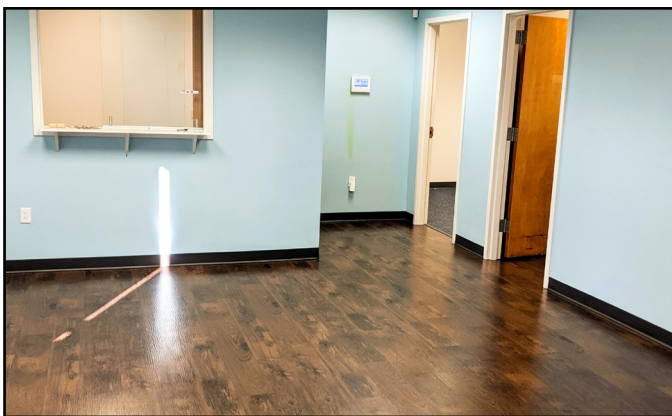
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## PHOTOS



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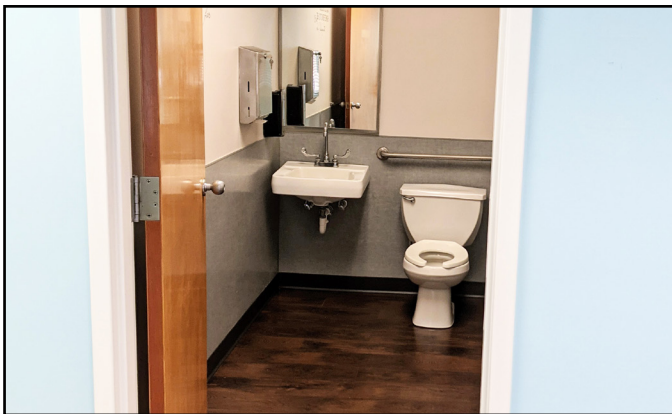
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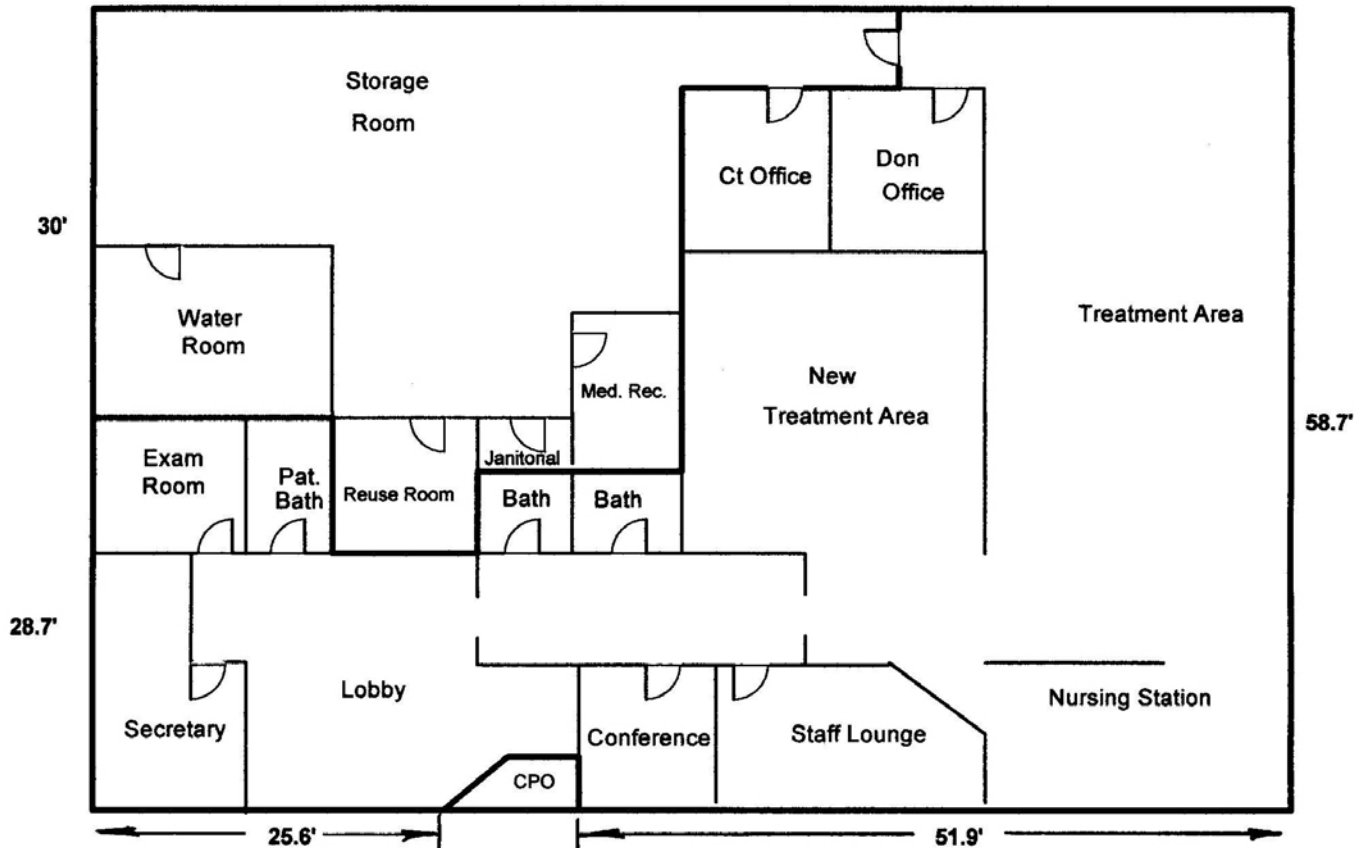
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## FLOOR PLAN



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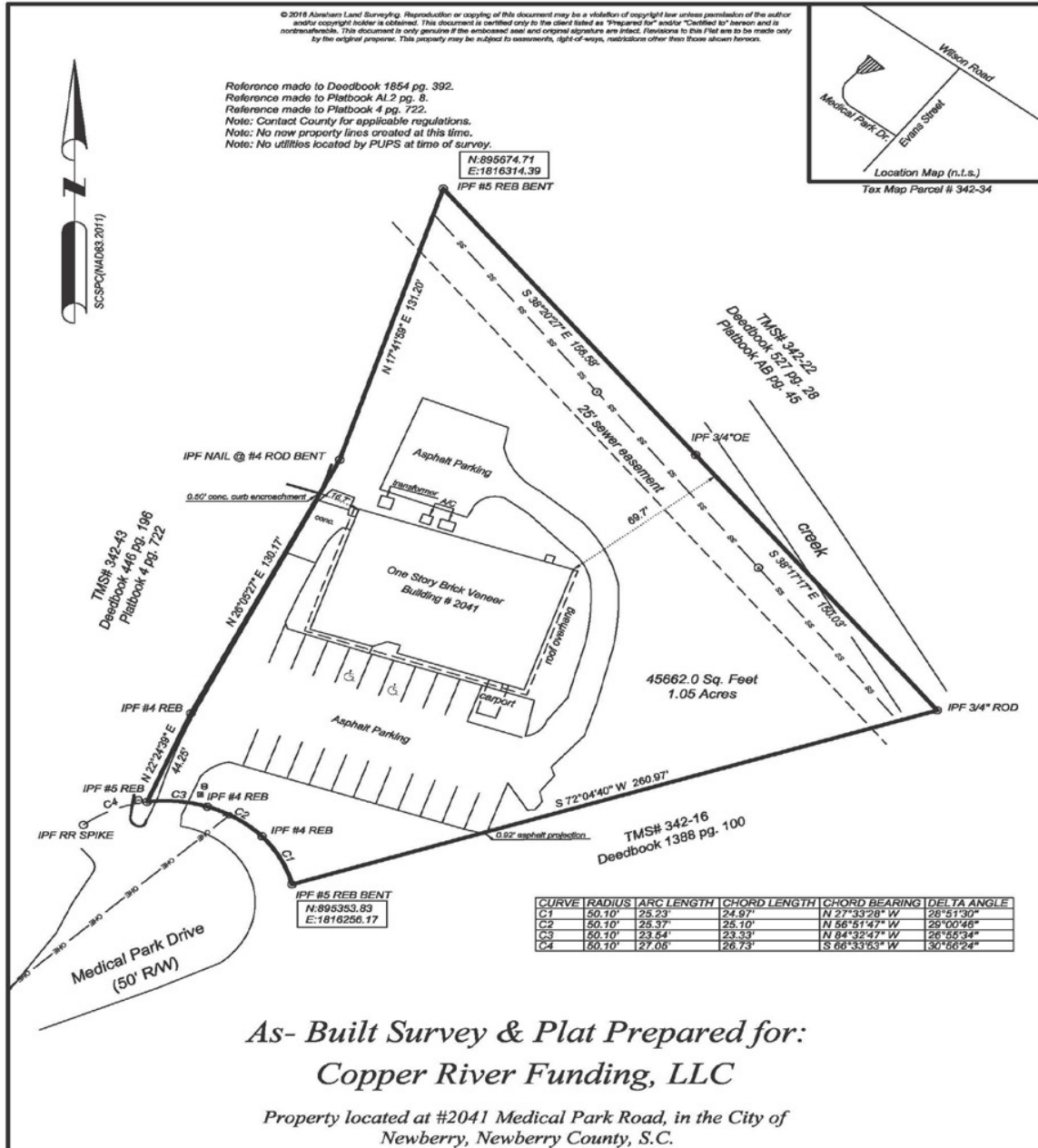
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## PROPERTY SURVEY



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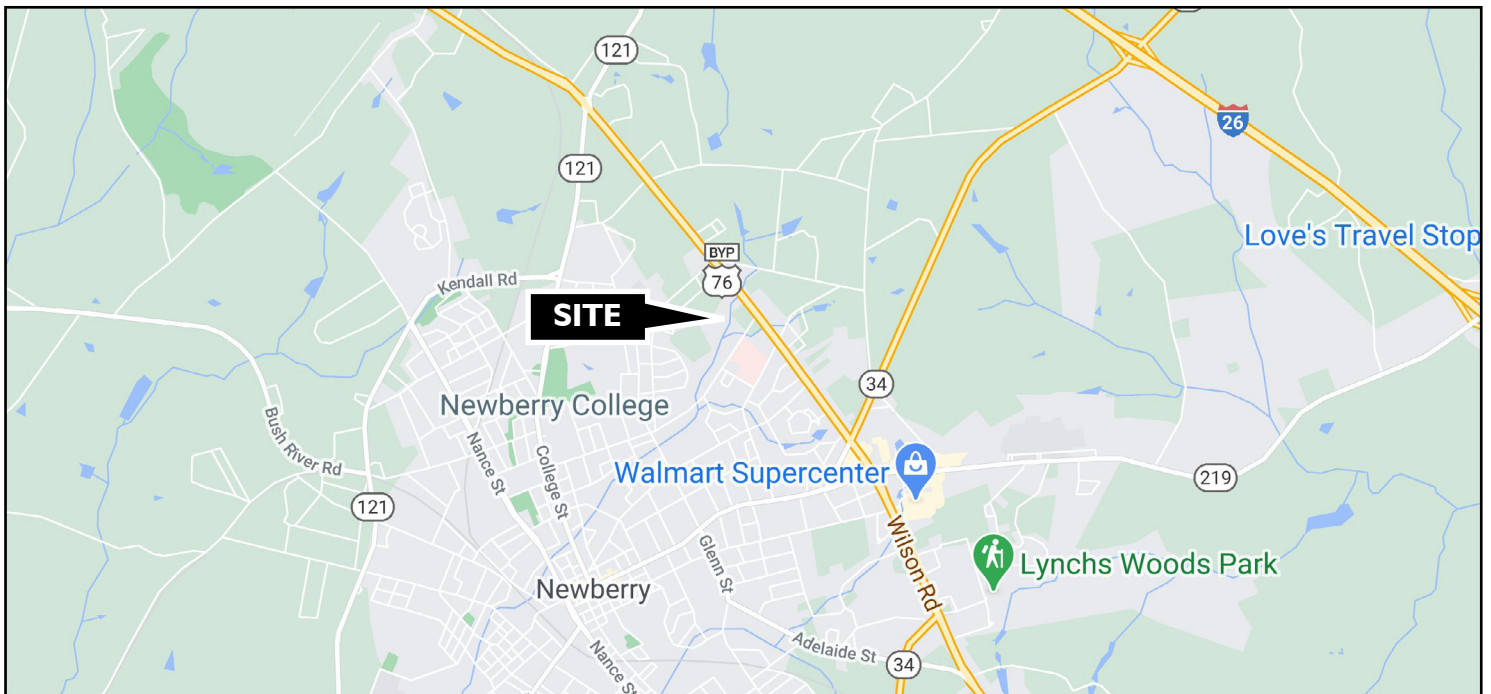




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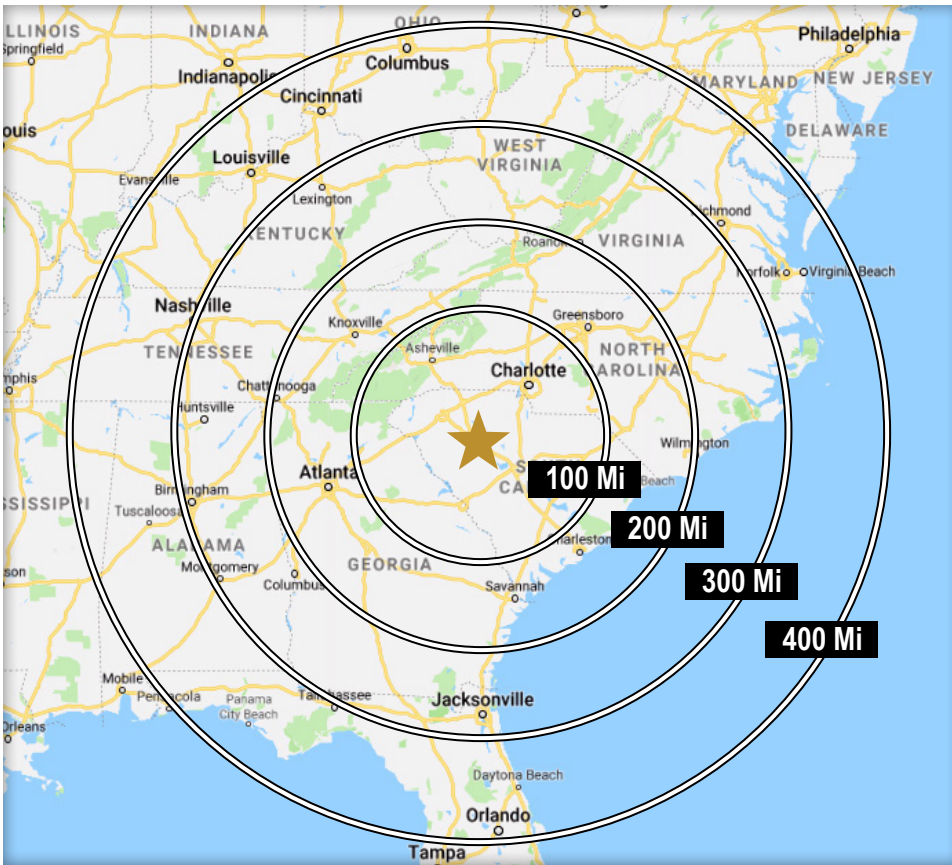
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## DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 40 Min
Atlanta, GA	3 hr 3 Min
Raleigh, NC	3 Hr 48 Min
Jacksonville, FL	4 Hr 35 Min
Richmond, VA	5 hr 45 Min
Nashville, TN	5 Hr 54 min
Louisville, KY	6 Hr 50 Min
Orlando, FL	6 Hr 25 Min
Cincinnati, OH	7 Hr 1 Min
Mobile, AL	7 Hr 33 Min
Washington, DC	7 Hr 49 Min
Columbus, OH	8 Hr 17 Min
Indianapolis, IN	8 Hr 25 Min

## DRIVE TIMES FROM THE SITE (South Carolina)

I-26	7 Min	Columbia	44 Min
I-385	22 Min	Spartanburg	54 Min
I-20	36 Min	Greenville	59 Min
I-77	43 Min	Charleston	2 Hr 18 Min
I-85	54 Min	Hilton Head	2 Hr 57 Min
I-95	1 Hr 25 Min	Myrtle Beach	3 Hr 7 Min



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## AVE HOURLY WAGES

**\$17.67**  
ALL OCCUPATIONS

**\$15.24**  
ASSEMBLERS AND FABRICATORS

**\$17.80**  
METAL AND PLASTIC WORKERS

**\$13.56**  
MATERIAL MOVING WORKERS

**\$36.95**  
ENGINEERS

## POPULATION DRIVE-TIME

DRIVE TIME:

LABOR FORCE:

**30 Minutes**

**24,307**

**45 Minutes**

**132,895**

**60 Minutes**

**500,120**

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## FAST FACTS

Nearly

**104,000**

employed in manufacturing within 60 minutes

Asian companies account for

**50%**

of Newberry's international companies

Household appliance manufacturing

**129.5x**

more concentrated than the national average

Approximately

**21.2%**

employed in manufacturing

## EMPLOYERS THAT CALL NEWBERRY COUNTY HOME



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