

*FOR SALE*

**Iconic Local Building Supply  
Successful, Family Owned for Over 40 years**



*1141 Gardner Boulevard | Holly Hill, SC 29059*

Family owned 40 year plus old established successful building supply facility on approximately 8 acre site. Sale to include inventory, trucks and equipment. Serves a large area from Charleston to Orangeburg. One of a few building supplies between those areas. Owner retiring. Main bldg. has a 4800sf retail showroom/office with second floor 4,425sf of office and storage. Showroom is attached to 12,500sf of drive in warehouse. An adjacent 5000sf warehouse currently used for millwork storage. Total square feet 22,300sf. Three covered lumber sheds totaling 21,768sf. Could be enclosed. Total buildings 48,525sf.





## OFFERING SUMMARY

**FOR SALE:** \$2,400,000  
\$2,250,000 less 7.2 AC

**LOT SIZE:** 15.2 AC (8 AC + 7.2 AC)

## PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

**PROPERTY SUBTYPE:** Light Industrial  
**CEILING:** 16 ft. Clear  
**ZONING:** Commercial  
**TAX ID:** 333-00-08-003  
**COUNTY:** Orangeburg

**If you dreamed of acquiring a stable profitable building supply business, now is the time, this is the one!** 40 years of success, poised to go to the next level. Current operation sits on about 8 acres leaving about 7.2 acres for future development. Can purchase 7.2 acres separately or include therefore reducing the building supply price to \$2,250,000. Wants to sell existing business so employees can continue to be employed. Must call agent to arrange an appointment to view. Owner prefers Sat. after closing at noon. Property located on Hwy 453 (Gardner Blvd) about 1 mile south of Holly Hill.

**The owner will consider some \*financing\* with proper vetting and a significant buyer equity investment.**

**BUILDING SUPPLY**

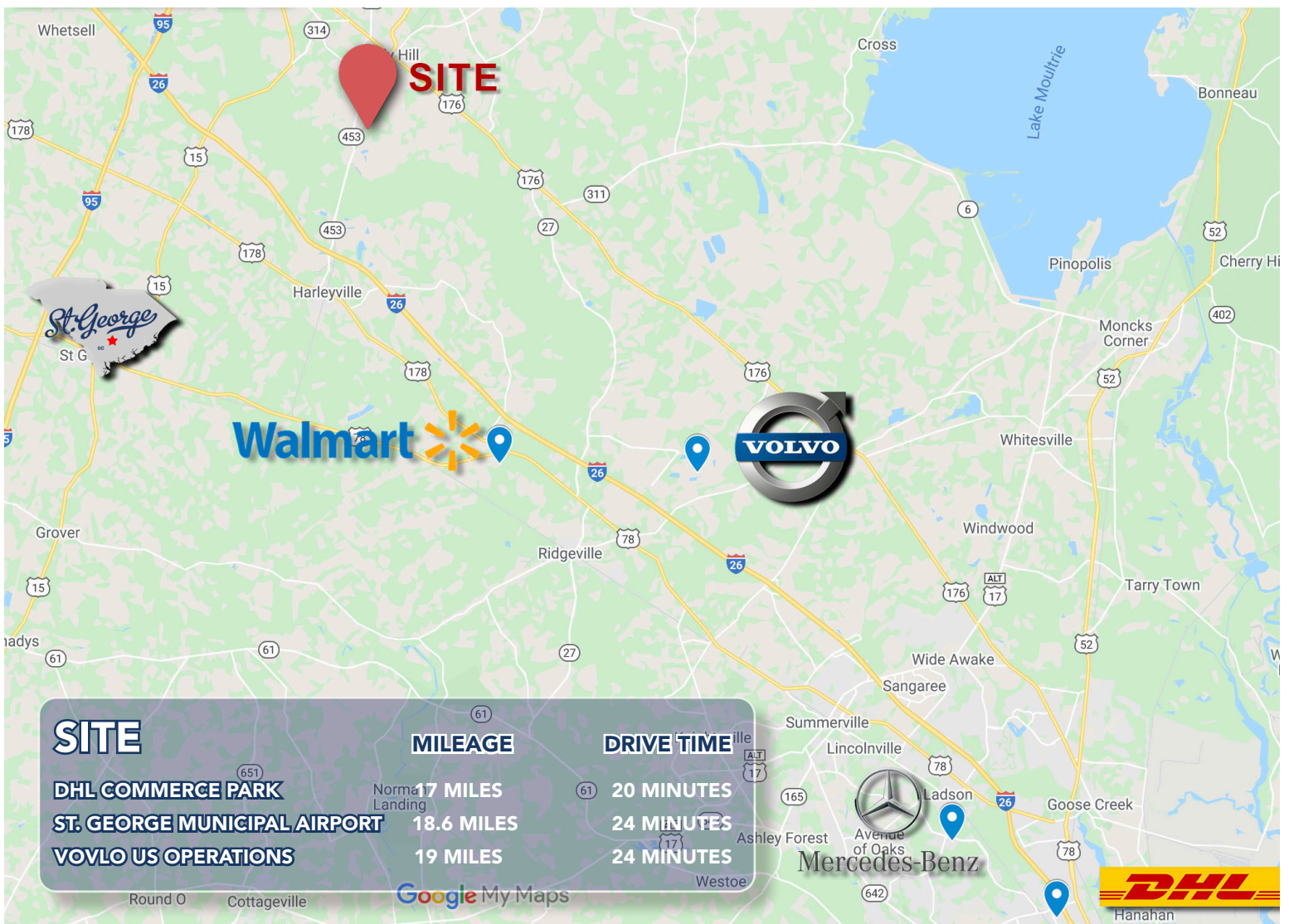


**LAND**



**7.2 ACRES**

**HWY 453**



**MIKE ROSE, CCIM**  
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