

FOR SALE

2 BUILDING INDUSTRIAL SITE

14, 17, 166 Stokes Street Cheraw, SC 29520



PROPERTY DESCRIPTION

Located at the intersection of E US Highway 52, Stokes Road, and Evans Row Road in Cheraw, SC, this ±15-acre industrial property offers 55,000 square feet across three warehouse buildings. Zoned for industrial, the site is fully fenced and equipped with 10 perimeter fire hydrants connected to an underground fire protection system.

Utilities include electricity from Duke Energy (230kV distribution, 23kV transmission), natural gas from Dominion Energy, and municipal water and wastewater services from the Town of Cheraw (6" water main; 6"-10" sewer lines). Surrounding land uses include light industrial to the north and west, and residential to the south and east, creating an ideal mix of accessibility and industrial synergy.

With robust infrastructure, excellent access, and room for growth, this property is a strong fit for manufacturing, warehousing, or distribution operations.

COLUMN 1

Price:

Acreage

Total Square Feet

Zoned

Current Month to Month Leases

City:

County:

COLUMN 2

\$2,400,000

+/-15.79 acres

55,000 SF

Industrial

\$18,500/month

Cheraw

Chesterfield

Jay Davis, CCIM, SIOR
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**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

BUILDING 1

MJC WAREHOUSE
17 Stokes Street Cheraw, SC 29520



PROPERTY DESCRIPTION

Constructed in 1996 and recently renovated, the MJC Building offers a highly functional industrial space designed to accommodate a wide range of operational needs. Situated on a 4.08-acre parcel and zoned for industrial use, the building provides flexibility for manufacturing, distribution, or warehousing operations.

The structure features ceiling heights ranging from 14 to 16 feet, allowing ample vertical clearance for most users. The entire warehouse is heated, supporting year-round operational efficiency, while the office area is fully air-conditioned.

The facility is equipped with 100% sprinkler coverage for enhanced fire safety and a 6-inch reinforced concrete slab, capable of supporting heavy machinery and high-traffic usage. This combination of structural integrity, modern upgrades, and utility infrastructure positions the MJC Building as a turnkey solution for businesses seeking a strategic and dependable industrial footprint.

KEY FEATURES

32,000 SF

3 Phase Power readily available

7 Trailer Loading Dock capacity

Sky Lights

New Interior Lighting

Paved Parking for 30 cars

Certified operational truck scale

2 Shipping/Receiving Offices

Numerous Out Buildings

Fenced with Lift Master

Easily Convertible to Manufacturing Facility or Office

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BUILDING 1

PHOTOS
MJC Warehouse



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BUILDING 2

MANUFACTURING FACILITY
14 & 166 Stokes Street Cheraw, SC 29520



PROPERTY DESCRIPTION

This industrial facility spans 11.71 acres and is fully zoned for industrial use, offering an ideal setup for manufacturing or light industrial operations. The building features heights of 14 to 15 feet and is fully air-conditioned—an uncommon benefit that enhances employee comfort and climate control for equipment.

Recent upgrades include a new roof and LED lighting throughout, minimizing maintenance needs and reducing operating costs. The property also includes approximately 2 acres of concrete-paved surface, providing ample space for outdoor storage, staging, or heavy equipment use.

With no known environmental issues and strong infrastructure already in place, this site presents a low-risk, move-in-ready opportunity for manufacturers seeking space, efficiency, and long-term value.

KEY FEATURES

23,000 SF

3 Phase Power readily available

4 Loading Docks open to inside

2 Outside Low Boy Docks

New LED Lighting

New Roof with 25 Year Warranty

2 New 25 Ton Industrial AC Units

2 New 500,000 BTU Heaters

2 New Restrooms

Natural Gas

City Sewer at Site

1 Shipping and Receiving Office

2 Acres outside of Concrete

Fenced with New Lift Master Gate Openers

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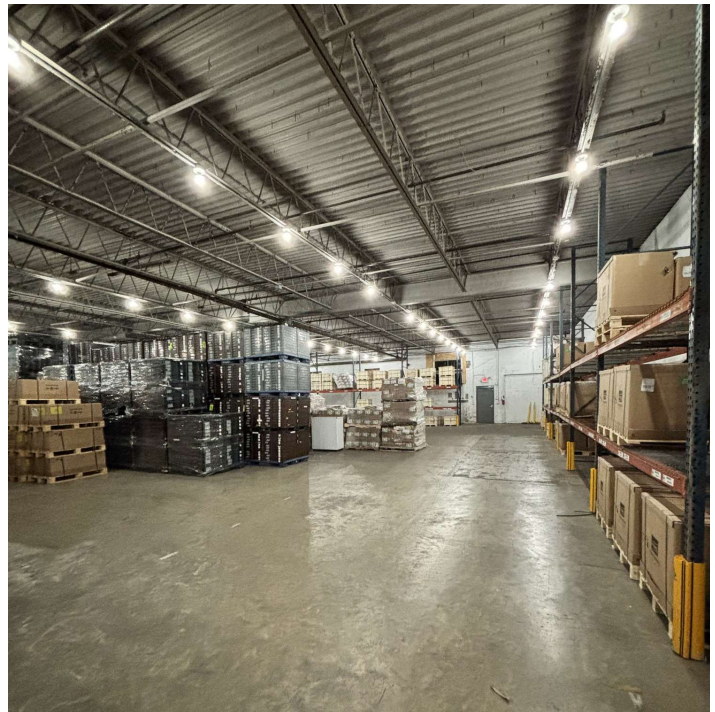
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BUILDING 2

PHOTOS
Manufacturing Facility



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INDUSTRIAL PRESCENCE



Located at 14, 16, and 166 Stokes Street, this industrial site/warehouse facility sits prominently at the intersection of E US Highway 52, Stokes Road, and Evans Row Road—offering exceptional visibility and logistical convenience. The property is nestled within Cheraw's robust industrial corridor, home to several major employers that anchor the local economy.

Just minutes away is Carolina Canners, Inc., an independent Pepsi bottler and production cooperative founded in 1963. With approximately 600 employees, the company distributes 28 million cases of beverages annually across the Southeast, underscoring its significant role in the region's beverage industry.

Nearby, Schaeffler Group USA Inc. operates two facilities in Cheraw, specializing in advanced motion technology and bearing components. These plants contribute to Schaeffler's global reputation for innovation in the automotive and industrial sectors.

Crown Cork & Seal, a subsidiary of Crown Holdings, Inc., is also situated in the vicinity. As a leading global supplier of rigid packaging products, Crown's Cheraw facility plays a vital role in manufacturing beverage and food cans, serving a broad range of consumer marketing companies worldwide.

While Stanley Black & Decker previously maintained a manufacturing presence in Cheraw, the company announced the closure of its plant in 2023 as part of a broader restructuring plan. This site has since been bought and under new ownership.

Cheraw's strategic location, with direct access to major highways and proximity to established industrial players, makes this property an ideal investment for businesses seeking to capitalize on the town's industrial heritage and infrastructure.

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ADDITIONAL PHOTOS

14, 17, 166 STOKES STREET

Cheraw, SC 29520



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