

± 13,040 SF

\$1,250,000.00

Property Features

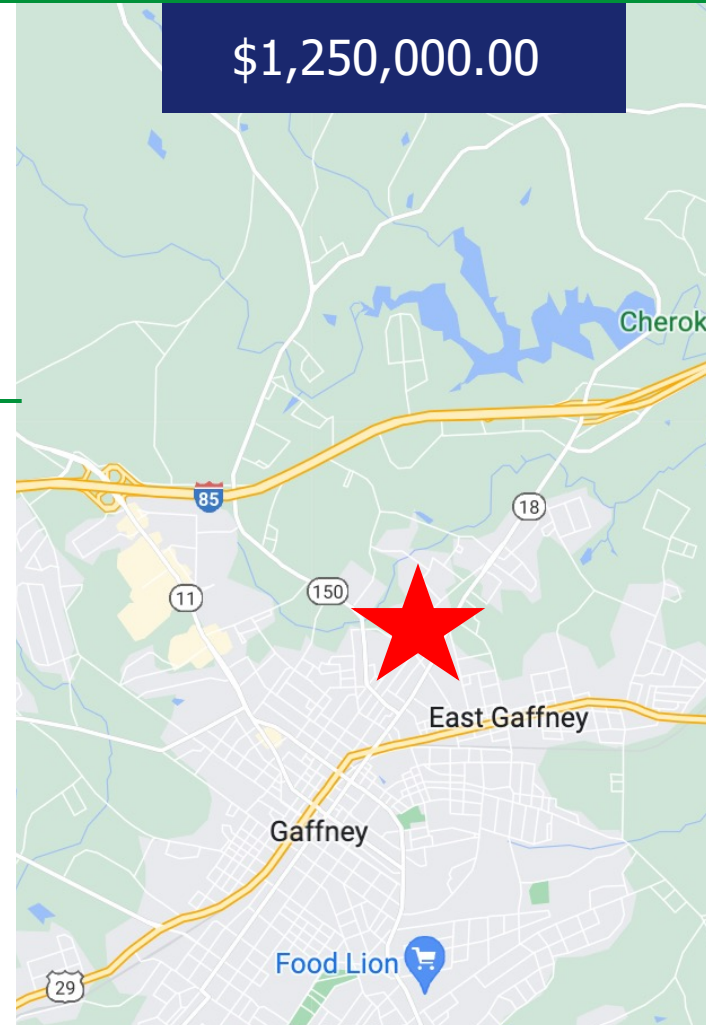
- +/- 13,040 SF Total of Industrial & Office Space Available for Sale or Lease
- Gated Access with Laydown Yard
- +/- 1.5 Miles to I-85
- +/- 5.5 Acres
- All Utilities Onsite
- Two Industrial Use Buildings and One +/- 1,040 Office Building
- Lease Rate: \$6/SF NNN
- Cherokee County Tax Map #: 098-00-00-044.002

• Building 1: +/- 9,000 SF

- 14' Clear Ceiling Height at Center
- Gas Heaters
- 3 Phase Power
- 2 – 12' Drive-in Doors
- 1 – Dock Door

• Building 2: +/- 3,000 SF

- 15' Clear Ceiling Height at Center
- 100% Heated/Cooled
- 3 Phase Power
- 1 – 10' Drive-in Door
- 1 – Dock Door
- Mezzanine Storage
- Connected to the Office Building



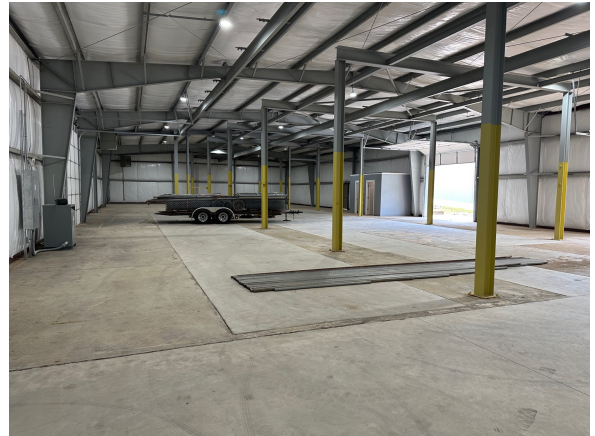
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www.spencerhines.com

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

Building #1: +/- 9,000 SF



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Building #2: +/- 3,000 SF & Office Building: +/- 1,040 SF



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