

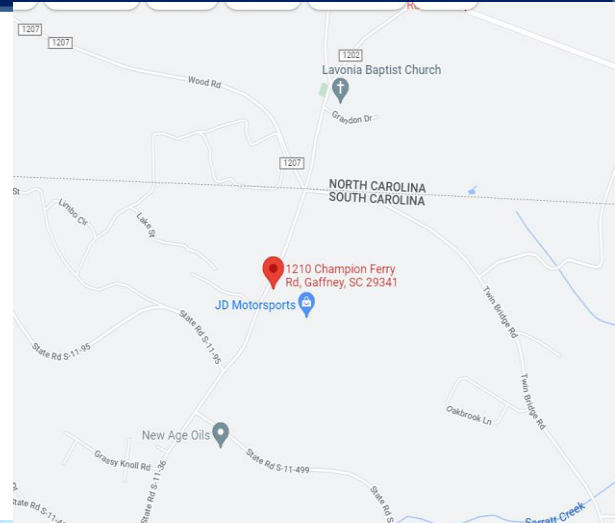
OFFICE / WAREHOUSE FOR SALE OR LEASE



**SPENCER/HINES**  
P R O P E R T I E S

**1210 CHAMPION FERRY  
ROAD, GAFFNEY, SC**

**57,800 TOTAL SQUARE FEET**



- ❖ 11.84 Acres
- ❖ 175 Feet Frontage on Champion Ferry Road
- ❖ 5 Private Offices / Break Room
- ❖ 3 Restrooms
- ❖ 1,200 SF Heated & Cooled
- ❖ 56,000 SF Warehouse
- ❖ 480 Volt - 3 Phase - 800 amps
- ❖ Sub dividable
- ❖ 6 Dock Doors / 6 Drive In Doors
- ❖ 12' to 14' Ceiling Height



Tax Map #039-00-00-051.101

**SALES PRICE: WAS ~~\$2,000,000~~**  
**REDUCED AGAIN TO \$1,650,000**  
**LEASE \$2.95 SF NNN**

380 S. Pine Street  
Spartanburg, South Carolina 29302  
864-583-1001  
[www.spencerhines.com](http://www.spencerhines.com)

  
**SPENCER/HINES**  
P R O P E R T I E S

Lynn Spencer, CCIM  
864-542-4946  
[lynnspencer@spencerhines.com](mailto:lynnspencer@spencerhines.com)



Dock Doors

Heated and  
Cooled  
Warehouse

