

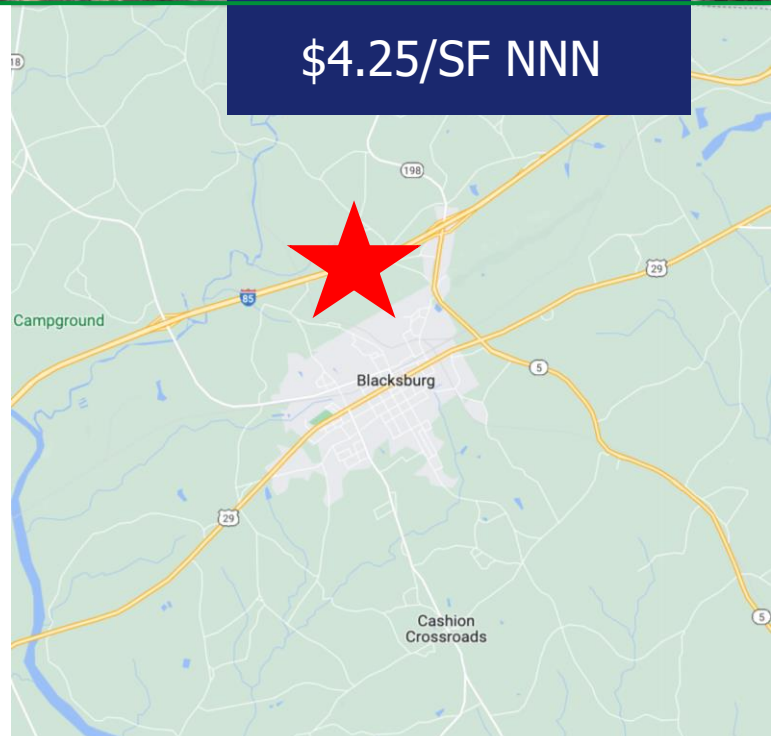


± 366,533 SF

\$4.25/SF NNN

Property Highlights

- Total of +/- 366,533 SF Industrial Space for Lease
- New LED Lighting Throughout Property
- Ability to Subdivide
- Heavy Power to Site with Onsite Substation
- Fenced Property with Private Access
- Plenty of Parking
- Easy Access to I-85 with Interstate Visibility
- +/- 32 Miles to Spartanburg, SC
- +/- 45 Miles to Charlotte, NC
- +/- 60 Miles to Greenville, NC
- Cherokee County Tax Map #:153-00-00-022.000



CONTACT

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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

Property Details

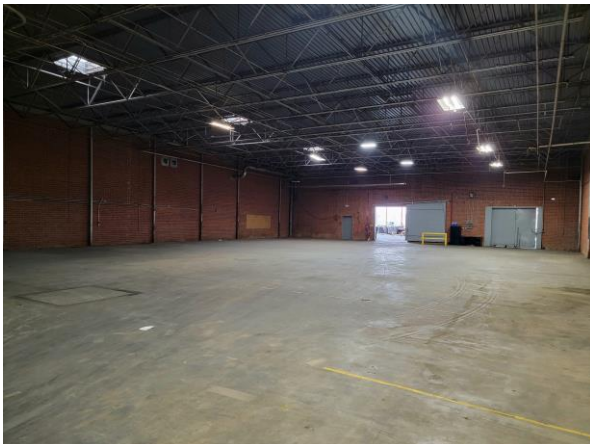
Building #1

- +/- 210,533 SF
- Subdividable into Bays
- Class C Quality
- 3 Phase Power
- Covered Docking Platform with 4 Docking Stations
- LED Motion Activated Lighting
- 23 Feet Clear Ceiling Height
- Office Space
- Great for Storage

Building #2

- +/- 156,000 SF
- Class B Quality
- 3 Phase Power
- Covered Docking Platform with 4 Docking Stations
- Newley Renovated Space
- LED Motion Activated Lighting
- 100% Sprinkled
- 3 Phase Power
- 29 Feet Clear Ceiling Height
- Small Private Offices
- Employee Break Area
- Ideal for Single Tenant

Building 1: +/- 210,533 SF



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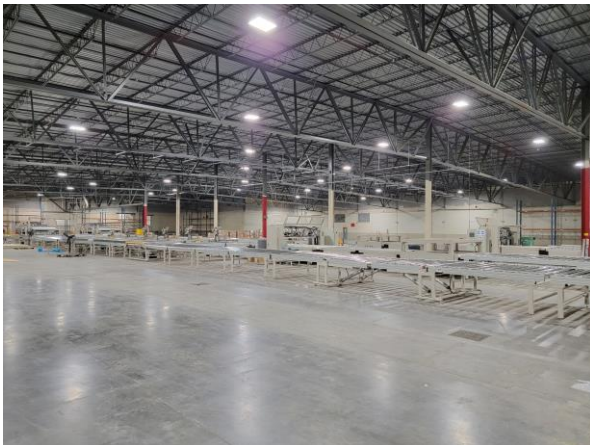
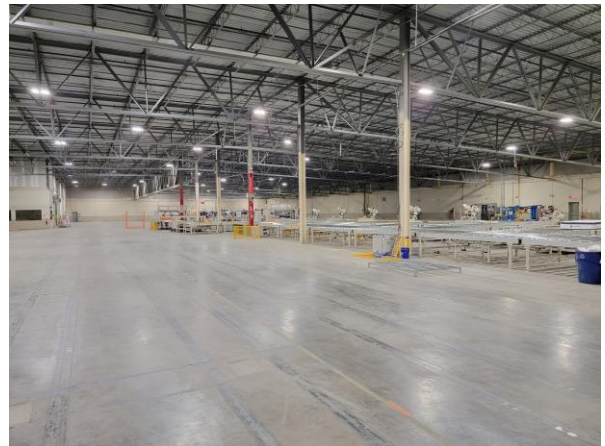
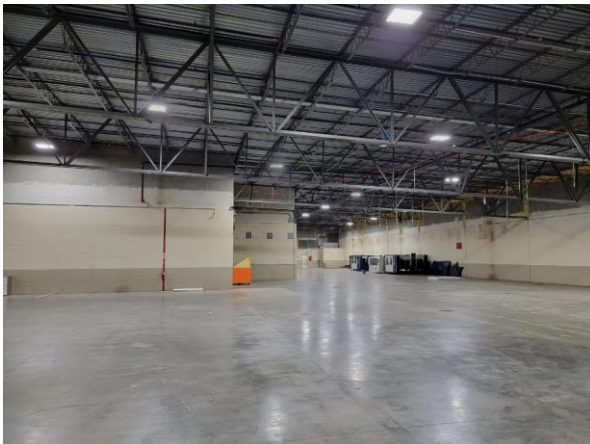
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Building 2: +/- 156,000 SF



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