



**± 12,000 SF**

**\$7.00/SF NNN**

## Property Details

- +/- 12,000 SF Total of Industrial Space
- Gated Access with Laydown Yard
- Two Buildings Plus Detached Office Building
- +/- 1.5 Miles to I-85
- Available for Lease: \$7/SF NNN; Owner Open to Selling – Contact Broker for Sales Price
- Cherokee County Tax Map #: 098-00-00-044.002

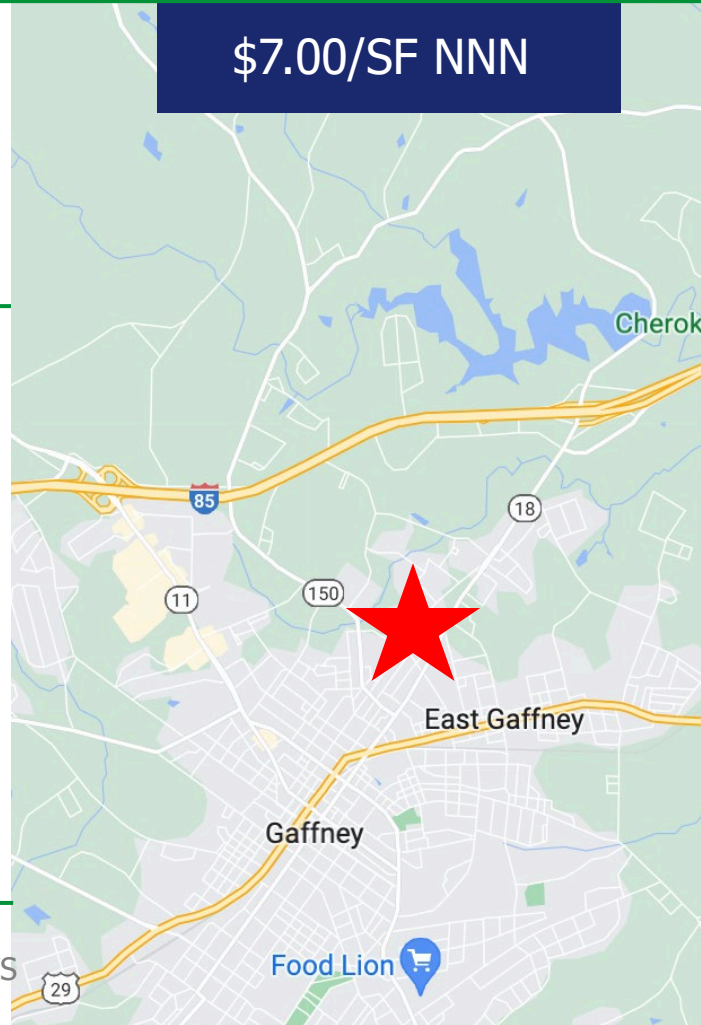
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|---|---|
| <ul style="list-style-type: none"> <li>• Building 1: +/- 9,000 SF           <ul style="list-style-type: none"> <li>• 14' Clear Ceiling Height at Center</li> <li>• Gas Heaters</li> <li>• 3 Phase Power</li> <li>• 2 – 12' Drive-in Doors</li> <li>• 1 – Dock Door</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Building 2: +/- 3,000 SF           <ul style="list-style-type: none"> <li>• 15' Clear Ceiling Height at Center</li> <li>• 100% Heated/Cooled</li> <li>• 3 Phase Power</li> <li>• 1 – 10' Drive-in Door</li> <li>• 1 – Dock Door</li> <li>• Mezzanine Storage</li> <li>• Connected to Detached Office Building</li> </ul> </li> </ul> |
|---|---|

CONTACT

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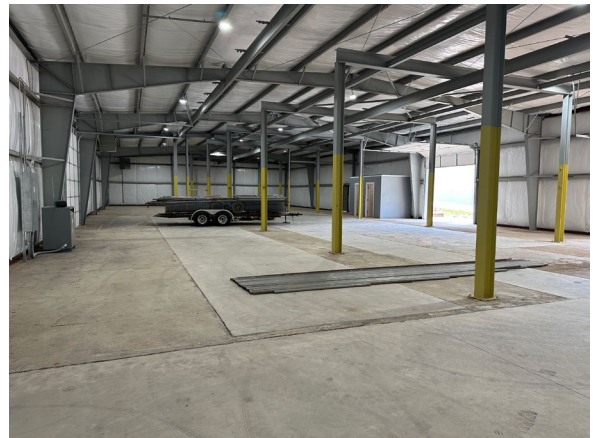
**www.spencerhines.com**

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## Building #1



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## Building #2



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