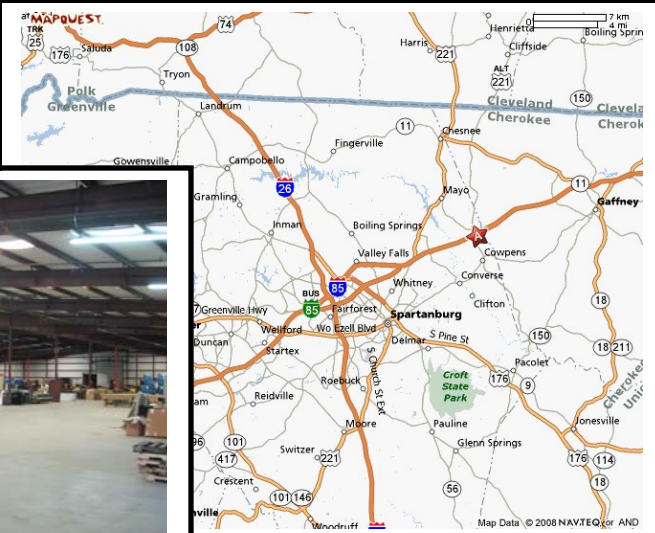


AVAILABLE



COWPENS SC

F.O. Merz Facility
 +/- 100,000 sq. ft. Industrial Building
 (50,000 sq. ft. currently short-term leased)



630 Edgefield Road
 Cowpens, SC 29330-9519

FEATURES:

- ✓ +/- 95,750 sq. ft. warehouse
- ✓ +/- 4,250 sq. ft. of offices
- ✓ +/- 8.63 acres
- ✓ Level Topography
- ✓ Truck Court
- ✓ Ample Parking
- ✓ Fluorescent Lighting
- ✓ (9) Loading Docks (10' x 10')
- ✓ (2) Drive-in Doors (12' x 16')
- ✓ Ceiling Height: 15' 6" eave to 24'
- ✓ 3-Phase Power (150 Amp, 200 Amp, 225 Amp, 400 Amp)
- ✓ 100% WET SPRINKLED
- ✓ Clean, well-maintained facility throughout
- ✓ LOCATION, LOCATION, LOCATION!!
 - I-85: < 0.1 mile
 - I-26: < 13 miles
 - GSP International Airport: < 29 miles



***** REDUCED FOR A QUICK TRANSACTION!! *****

- ✓ Sale Price: ~~\$1,485,000~~ → \$1,275,000
- ✓ Lease Rate: ~~\$2.25 / sq. ft. NNN~~ → \$1.60 / sq. ft. Gross

The
LYONS
 GROUP

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