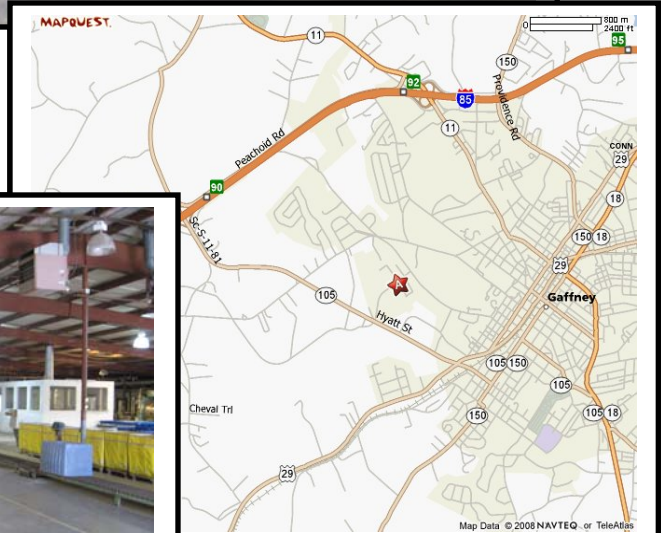


AVAILABLE

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Garment Technologies Facility
+/- 28,120 sq. ft. Industrial Facility
on +/- 3.45 Acres



349 Huntington Road
Gaffney, SC

FEATURES:

- +/- 26,880 sq. ft. warehouse
- +/- 1,240 sq. ft. of offices
- +/- 3.45 acres
- Level Topography
- Truck Court
- Ample Parking
- ALL PUBLIC UTILITIES
- Fluorescent and Metal Halide Lighting
- Clean, well-maintained facility throughout
- (3) Loading Docks (8' x 8')
- (1) Drive-in Door (10' x 12')
- Ceiling Heights:
- LOCATION, LOCATION, LOCATION!!
 - I-85: < 2.0 mile
 - I-26: < 22 miles
 - Greenville, SC: 48 miles
 - Charlotte, NC: 56 miles
 - GSP International Airport: 45 Miles
 - Charlotte Douglas International Airport: 45 miles

Sale Price: \$590,000



The
LYONS
G R O U P

Real Estate Brokerage and Auction Services

Contact: **Bobby Lyons, CCIM, AARE**

812 East Main Street
Spartanburg, SC 29302

888.420.0011 office (toll free)
864.583.0094 office

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