

AVAILABLE



FOR SALE/LEASE GAFFNEY, SC

Upstate Peach Properties Facility

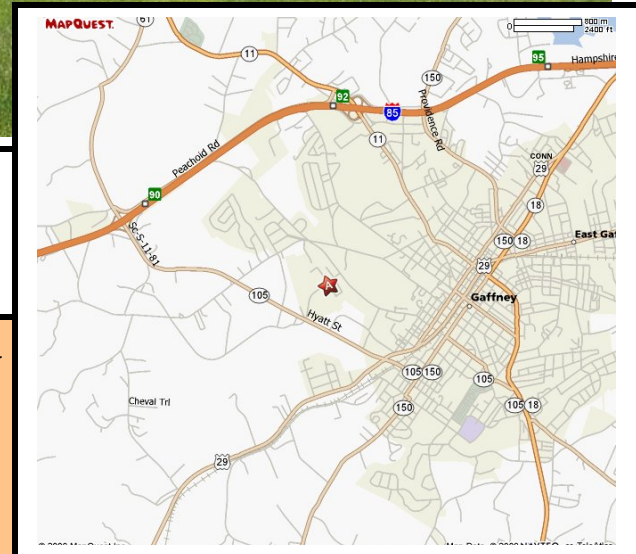
+/- 23,850sq. ft. Manufacturing/Warehouse Building
348 Huntington Road, Gaffney, SC 29341-2183

FEATURES:

- ✓ +/- 1,620 sq. ft. of office area
- ✓ +/- 22,230 sq. ft. of warehouse space
- ✓ ALL Utilities – Great Industrialized Location
- ✓ 1600 Amp 3-phase power (120/208V and 480/277)
- ✓ Fluorescent Lighting
- ✓ 8 Suspended Gas Heaters throughout the building
- ✓ (1) Loading Docks (8' x 12')
- ✓ (3) Drive-in Doors
 - (1) 8' x 12' Sectional Steel; (2) 20' x 12' Sectional Steel
- ✓ Ceiling Heights: 16' eave to 20' 6"
 - 13' 3" eave to 17' under main support beams

Sale Price: \$575,000

Lease Rate: \$3.00 PSF (NNN)



The
LYONS
GROUP

Real Estate Brokerage and Auction Services

Contact: **Bobby Lyons, CCIM, AARE**
Adam D. Padgett

812 East Main Street
Spartanburg, SC 29302

888.420.0011 office (toll free)
864.583.0094 office

blyons@LyonsGroupLLC.com
apadgett@LyonsGroupLLC.com
www.LyonsGroupLLC.com

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