

# AVAILABLE

FOR  
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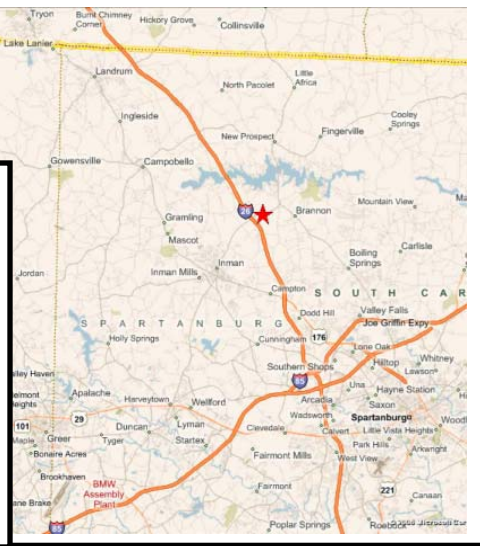


**V-TEX Inc.**  
**+/- 40,912 sq. ft. Industrial Facility**  
**on +/- 5.61 Acres**

**2230 Highway 292**  
**Inman, SC 29349-8758**

## FEATURES:

- +/- 40,000 sq. ft. warehousing
- +/- 912 sq. ft. office space
- +/- 5.61 acres
- Level Topography
- Truck Court
- Ample Parking
- Heavy 3-phase power (550V/400A)
- Fluorescent and Metal Halide Lighting
- (32) skylights
- (8) Loading Docks (14' x 12')
- (8) Drive-in Door (10' x 10')
- Ceiling Heights: 13' 6" eave to 18' 2"
  - 11' 6" eave to 16' 8" under main support beams
- Very Good Condition
- Popular Industrial Location
  - I-85: < 7.8 miles
  - I-26: < 0.3 miles
  - Spartanburg, SC: < 15 miles
  - Greenville, SC: < 34 miles
  - GSP International Airport: < 23 miles
- Lease Rate: \$2.95 (Gross)**



The  
**LYONS**  
GROUP

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