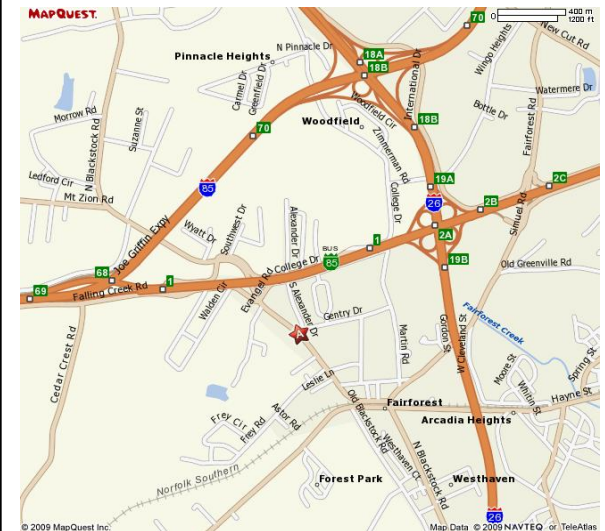


AVAILABLE



Former Closets By Design Facility +/- 10,500 sq. ft. Light-Industrial Warehouse Facility 4235 North Blackstock Road, Spartanburg, SC 29301-1111

FEATURES:

- ☑ +/- 7,350 sq. ft. warehouse space
 - ☑ +/- 3,150 sq. ft. office space
 - ☑ Additional +/- 1,085 sq. ft. mezzanine storage
 - ☑ +/- 1.7906 acres (390' deep by 200' wide)
 - ☑ Additional Land: Up to +/- 3.31 acres total
 - ☑ +/- 3,150 sq. ft. fenced area behind building
 - Dimensions : 45' Deep x 70' Wide (10' gate)
 - ☑ 3-Phase: 220/480V (Office: 110V separate panel)
 - ☑ (3) 10' x 10' Sectional Steel Roll-up Doors
 - (1) Dock High; (1) Mid-rise; (1) Drive-in
 - ☑ Ceiling Heights: 15' 7" eave to 18' 4"
 - 13' 4" to 16' 4" under main support beams
 - ☑ Fluorescent Lighting throughout
 - ☑ Natural Gas Space Heater in Warehouse
 - ☑ Recently Replaced HVAC System in Offices
 - ☑ Newly Renovated Offices – MUST SEE!!
- ☑ Lots of furniture stays
 - ☑ Alarm System
 - ☑ (8) Skylights and (1) Industrial Exhaust fan
 - ☑ Ideal Industrial Location
 - Bus-85: < 0.7 miles
 - I-85: < 1.4 miles
 - I-26: < 1.1 miles
 - BMW Assembly Plant: < 10.7 miles
 - GSP International Airport: < 14.5 miles
 - Spartanburg, SC: < 7.8 miles
 - Greenville, SC: < 25.5 miles
 - Asheville, NC: < 65.6 miles
 - Charlotte, NC: < 77.1 miles
 - Columbia, SC: < 94.6 miles
- Blended Lease Rate: \$3.75 NNN**
Sale Price: \$400,000

The LYONS GROUP

Real Estate Brokerage and Auction Services

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