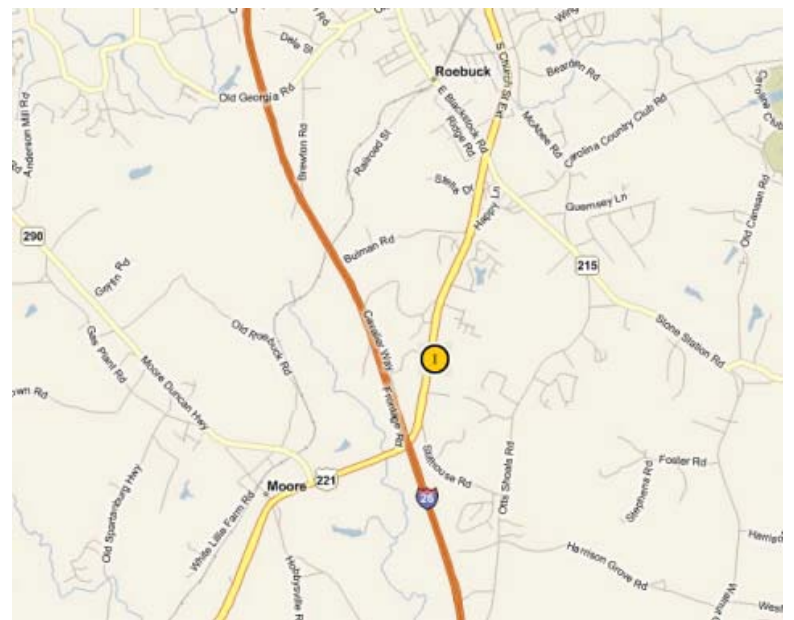


AVAILABLE

FOR SALE or LEASE



Former VGT, Inc. Facility

+/- 12,500 sq. ft. Light-Industrial Warehouse Facility

5951 Highway 221, Roebuck, SC 29376-3319

FEATURES:

- ✓ +/- 7,150 sq. ft. warehouse space
- ✓ +/- 5,350 sq. ft. office space
- ✓ +/- 2.61 acres
- ✓ Additional +/- 2,500 sq. ft. Mezzanine Space
- ✓ 162.5 feet of frontage on HWY-221
- ✓ Fenced Truck Court
- ✓ 200 Amp 3-phase power (240/208/110V)
- ✓ Metal Halide and Fluorescent Lighting
- ✓ (1) Loading Dock (12' x 12')
- (2) Additional docks can share this access
- ✓ (1) Drive-in Door (12' x 14')
- ✓ (1) Versatile Door (20' x 14')
- Drive-in with ramp or access via Dock Pad
- ✓ Ceiling Heights: 15' 10" eave to 19' 10"
- 14' eave to 17' under main support beams
- ✓ NEW ROOF; Replaced approx. 2 years ago
- ✓ Alarm System
- ✓ (3) Industrial Exhaust Fans
- ✓ (6) Columns with 50' x 25' Spacing
- ✓ Ideal Industrial Location
 - I-26: < 0.7 mile
 - I-85: < 10.7 miles
 - BMW Assembly Plant: < 14.6 miles
 - GSP International Airport: < 18.8 miles
 - Spartanburg, SC: < 7.8 miles
 - Greenville, SC: < 29.5 miles
 - Charlotte, NC: < 86.1 miles
 - Columbia, SC: < 85.4 miles

Sale Price: \$495,000

Lease Rate: \$3.25 NNN

The
LYONS
GROUP

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