

AVAILABLE

**+/- 2800 S.F. Warehouse Facility w/office
on +/- 1.31 acres**

5914 North Hwy 14 Landrum, S.C.29356



- +/- 2800 S.F. Office / Warehouse Facility
- 450 S.F office space
- Block masonry construction
- Located on Highway 14 just out of Landrum
- High Visibility and traffic
- Single phase power throughout
- Clear span throughout
- One Drive in Door
- Reinforced Concrete floor throughout
- **Sale price: \$128,000 Lease: \$750 /month gross**

Exclusive Listing Agent:

The
LYONS
GROUP
Real Estate Brokerage and Auction Services

Contact: **David Skellie, Sales Associate**

812 East Main Street
Spartanburg, SC 29302

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E-Mail
Corporate Website



PROPERTY OVERVIEW:

BUILDING NAME: 5914 North Hwy 14

LOCATION:
Street 5914 North Hwy 14
City, State, Zip Landrum, SC 29356
County Spartanburg

SPARTANBURG COUNTY TAX MAP IDENTIFICATION #: 0623-02-01-010.03

PROPERTY TYPE: Warehouse

ZONING: None. Must abide by Spartanburg County Land Use Ordinance.

EFFECTIVE REAL PROPERTY TAXES (2009): \$1,617

UTILITIES:
Power
Water
Sewer

MAJOR HIGHWAYS:
Interstate 26
**High visibility on Hwy 14 with 220 feet of frontage

Service Provider:
Duke Power
Blue Ridge Water System
Private - Septic

BUILDING SPECIFICATIONS

SQ. FT. BREAKDOWN: Manufacturing space 2,350
Office space 450 with 1 bathroom
Total 2800 sf

COLUMN SPACING: Clear Span Throughout

CONDITION: Good

BUILDING CONSTRUCTION: Walls Masonry Block
Roof Tin
Floors Reinforced Concrete

CEILING HEIGHTS: 10' eave to 11'
10' x 12'

Drive in Door

PARKING: Gravel lot with ample parking and laydown area

ELECTRICAL Single Phase throughout

OTHER: Security System
Security Lighting



Visit Us Online At:
LyonsGroupLLC.com

Exclusive Listing Broker

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BIRD'S EYE VIEWS



Facing North



Facing West

SATELLITE AERIAL



LOCATION MAPS

