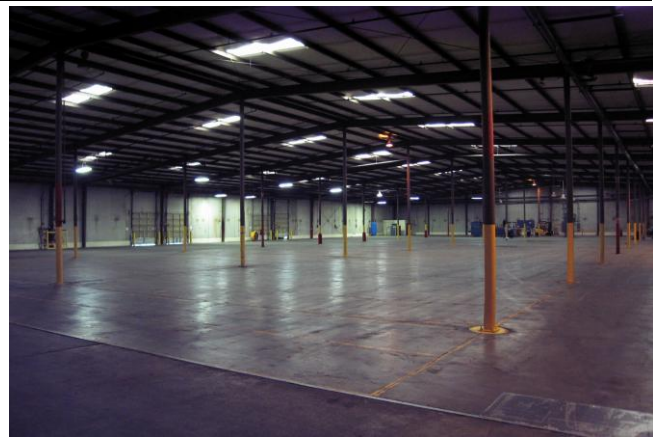


SALE OR LEASE

122,000 SF Office/Warehouse & Manufacturing

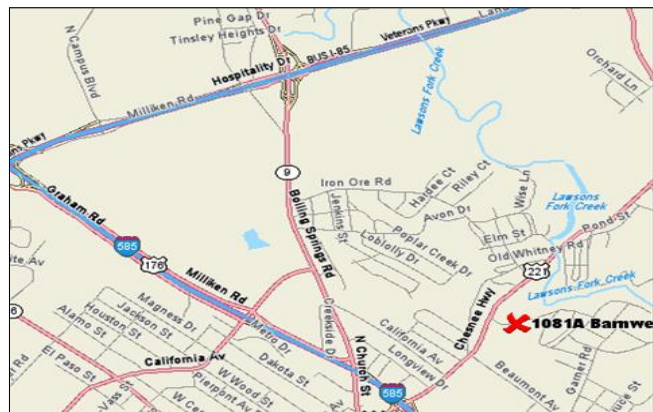
1091 Barnwell Road, Spartanburg, SC 29303



The above 40,000 SF portion can be easily cut off from the main building. It contains 4 dock doors, a drive-in door to outside dock, w/ceiling heights of 24' center & 18' eaves, and 2 restrooms. Offices are available. Landlord will consider giving free rent to a well qualified tenant with a multi-year lease.

- 🏠 **Building Size:** 122,000 SF Total
(Office/ Warehouse/ Manufacturing)
- 🏠 **Location:** Near Downtown Spartanburg
@ I-85 & I-585
- 🏠 **Features:** Tilt up and block construction;
Rail; and 480V/ 800A 3-Phase on both ends
- 🏠 **Sale Price:** \$1,350,000
- 🏠 **Lease Rate:** \$1.95 NNN PSF + TICAM
(Available: 40,000 to 90,000 SF)

(Please see reverse for more information)



Rodger Willoughby rodger@keystonesc.com Jim Hopple, CCIM jim@keystonesc.com

VIEW THIS PROPERTY AT:
www.keystonesc.com

Keystone Commercial Group, LLC
451 Haywood Rd.
Greenville, SC 29607

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

Office: 864.297.4955
Fax: 864.297.6207

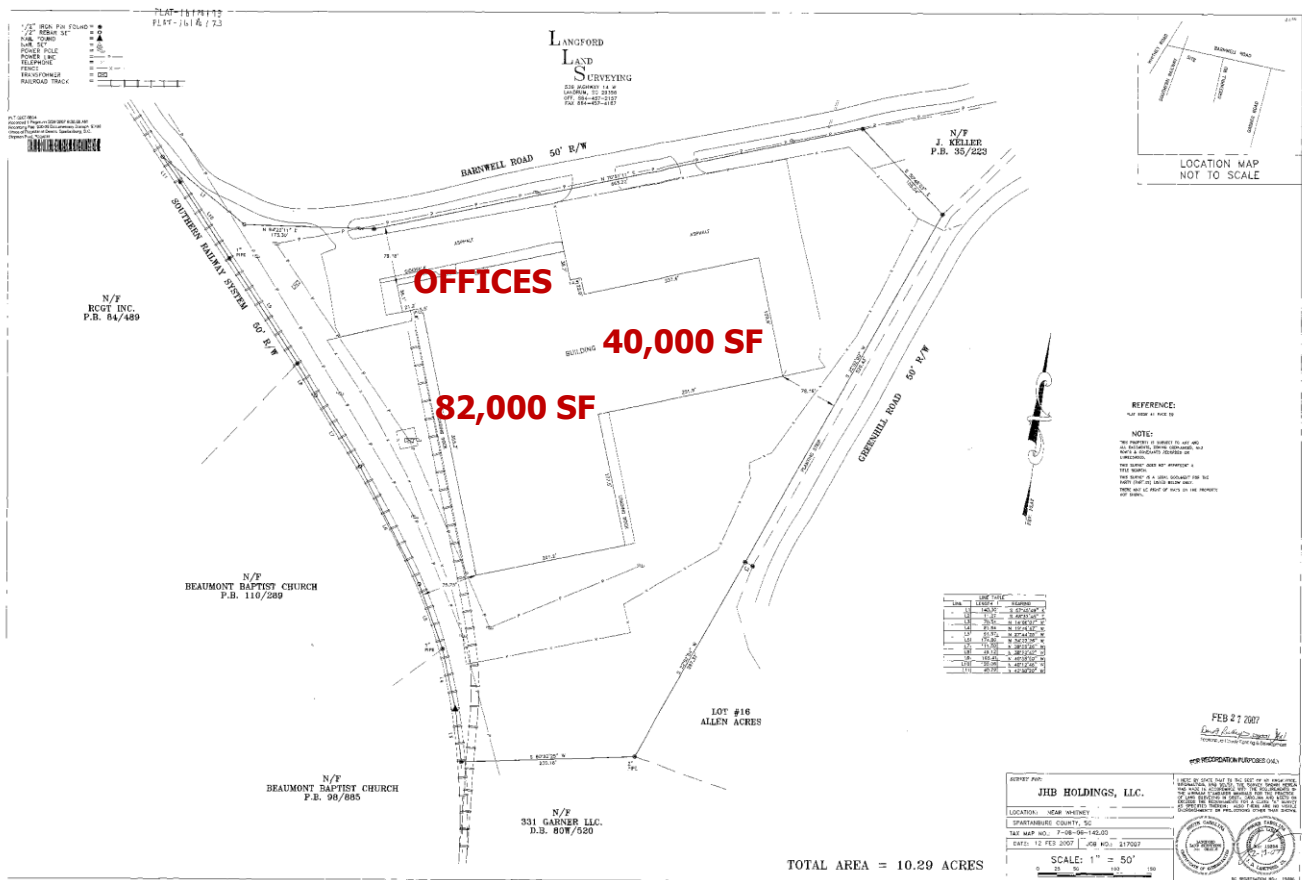

KEYSTONE
THE AUTHORITY IN COMMERCIAL REAL ESTATE

1091 Barnwell Road, Spartanburg, SC 29303

Additional Information:

- ▮ Spartanburg Tax Map Number: SC 7-08-06-142-00
- ▮ Site: 10.3 Acres
- ▮ Rail siding doors: (6)
- ▮ Dock doors: (4)
- ▮ Dock positions at outside dock: (5)
- ▮ Drive-in doors at outside dock: (4)
- ▮ Ramp for forklift truck: (1)
- ▮ Steel Column Spacing 20' and 25'
- ▮ Floors: 6"+ concrete
- ▮ Main Office: 8,000 SF +/-
- ▮ Plant Office: 1,500 SF +/-
- ▮ Sprinkler System: Dry
- ▮ Clear Ceiling Height:
 - 72,500 SF: 16'
 - 40,000 SF: 24' ctr. & 18' eaves
- ▮ Parking Spaces: 100
- ▮ Fire Department: Whitney
- ▮ Former Use: Paper Products

Alta Survey



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