

TWO INDUSTRIAL BUILDINGS FOR SALE OR LEASE

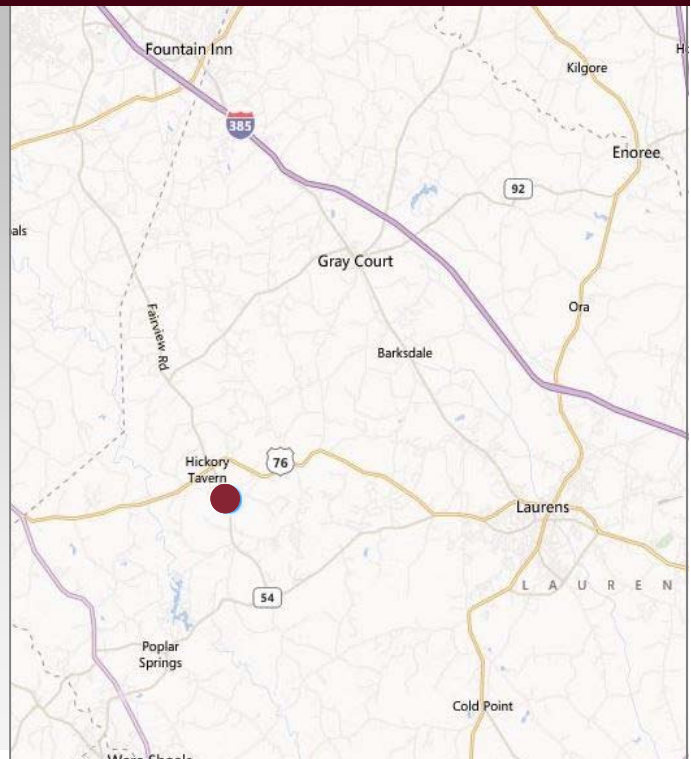
COMMERCIAL REAL ESTATE SERVICES

A member of the Lee & Associates Group of Companies



1073 NEELY FERRY ROAD | LAURENS, SC

SIZE:	Building 1– ±24,840 SF Building 2– ±15,000 SF
ACREAGE:	± 5 Acres
LOCATION:	<ul style="list-style-type: none">• Near 3 major interstates: I-385, I-85, I-26• 1 mile from Hwy 76• Laurens County• Rural area/industrial hub
ZONING:	None
FEATURES:	<ul style="list-style-type: none">• Brick and Aluminum Exterior• Build.1 built– 1970; Build. 2– 2001• 61 Parking Spaces• 100 % Air-conditioned & heated• Power: 800 V; 1200 Amps (Duke Power)• 5 Docks (8x8): Building 1:2 Docks; Building 2:3 Docks• Build. 1:12' Ceiling; Build. 2:20' Clear• Build. 1:20' Column; Build. 2: Clear span• Concrete flooring• Land for Expansion



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ASKING PRICE: \$500,000

LEASE RATE: \$1.75/SF NNN

ADDITIONAL IMAGES





BUILDING 1 SIDE & BACK VIEW

