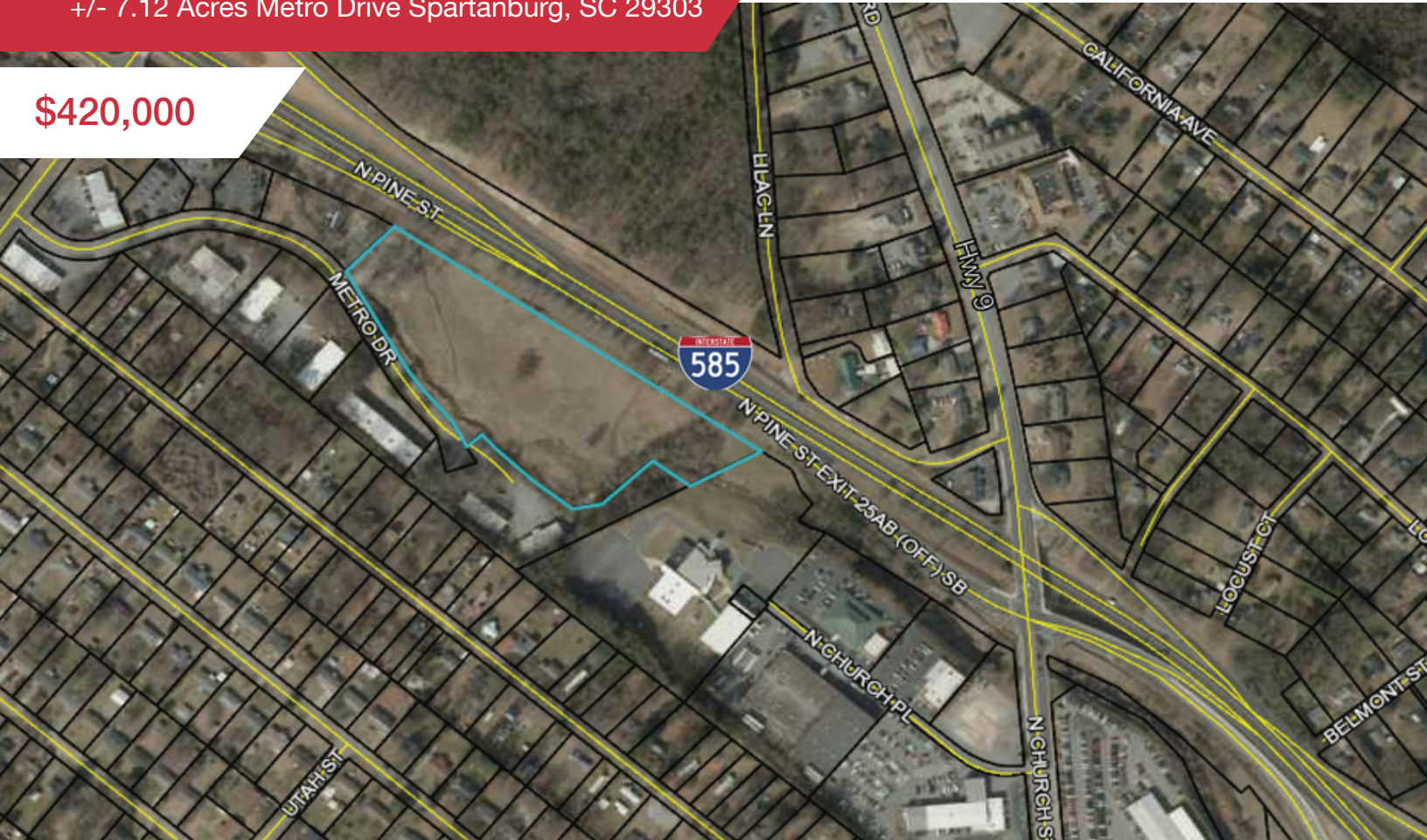


FOR SALE

+/- 7.12 Acres Metro Drive Spartanburg, SC 29303

\$420,000



Land | 7 Acres

- 7 acres of land fronting I-585
- Spartanburg County Tax Map: 6-14-05-007.00
- Great visibility
- 33,300 VPD on I-585
- Zoning: Spartanburg County Land Management Plan
- Level topography

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 4,450 | 40,334 | 92,651 |
| Average HH Income: | \$36,630 | \$41,394 | \$49,473 |

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



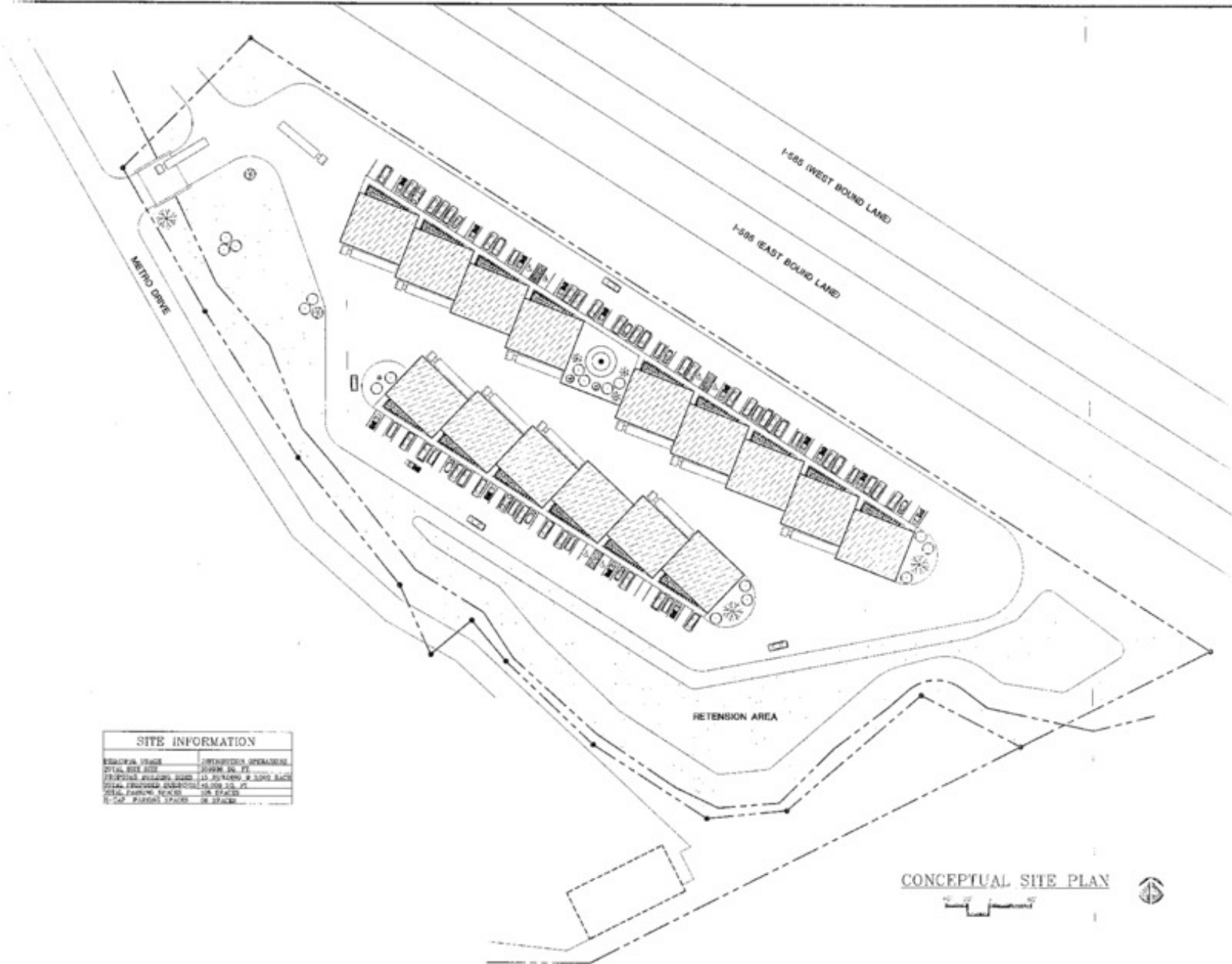
Dan Dunn
O: +1 864 398 4444
C: +1 864 590 5210
ddunn@naiearlefurman.com

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1 Real Estate Way
Spartanburg, SC 29302
naiearlefurman.com

FOR SALE

Metro Drive Spartanburg, SC 29303



| SITE INFORMATION | |
|---------------------------|-----------------------------|
| ESTIMATED SQUARE FEET | APPROXIMATE OPERATIONS |
| TOTAL SITE SIZE | 200,000 SQ. FT. |
| PROPOSED BUILDING SIZE | 10 BUILDINGS @ 200,000 EACH |
| TOTAL PROPOSED OPERATIONS | 10,000 SQ. FT. |
| TOTAL PARKING SPACES | 100 SPACES |
| 5-CAP PARKING SPACES | 50 SPACES |

CONCEPTUAL SITE PLAN



Conceptual Plan

Dan Dunn
O: +1 864 398 4444
C: +1 864 590 5210
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