



**SPENCER/HINES**  
P R O P E R T I E S

# 2 WAREHOUSES & A RENTAL HOUSE BEING SOLD AS A PACKAGE DEAL

Tax Map #2-51-00-020.00



**SALE PRICE**  
**\$450,000.00**

- **3.73 Acres**
- **Interstate 85 Frontage**
- **Ideal For Additional Development**
- **100% Leased With Long Term Tenants**

**1340 – 1362 Upper Valley Falls Road**  
**Boiling Springs, SC**

**CONTACT**

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**POWER BROKER**

**www.spencerhines.com**

**COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS**

**380 S Pine Street, Spartanburg SC 29302 1.864.583-1001**

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**Warehouse #1 – 4,500 sf**

**\$1,600 per month GROSS / Fenced  
Small Offices / Two 14' Drive In Doors**



**Warehouse #2 – 4,000 sf**

**\$1,525 per month GROSS / Fenced  
Small Office (1,200 sf) / Two 14' Drive In Doors**



**Rental House – 900 sf**

**Two Bedroom / 1 bath / \$500 Per Month GROSS**

