

# INDUSTRIAL

5969 Highway 221  
Roebuck, SC

SITE ANALYSIS  
COMMERCIAL SALES  
DEVELOPMENT



- 30,000+/- sq. ft industrial space in a 60,000± sq. ft. industrial building on Highway 221
- Spartanburg County Tax Map # 6-40-00-014.14
- Easy access - located less than a mile from I-26
- Loading platform on the premises for several truck docks.
- Interior freshly painted.
- Drive-in door also provided in rear of premises.
- LED lighting throughout as well as sky lights
- New interior & exterior renovations to be completed by Landlord
- Dedicated bathroom provided to tenant.

**Lease Rate:**

**\$3.95 sq. ft. Net, Net, Net**



## Ben Hines, CFP, CCIM

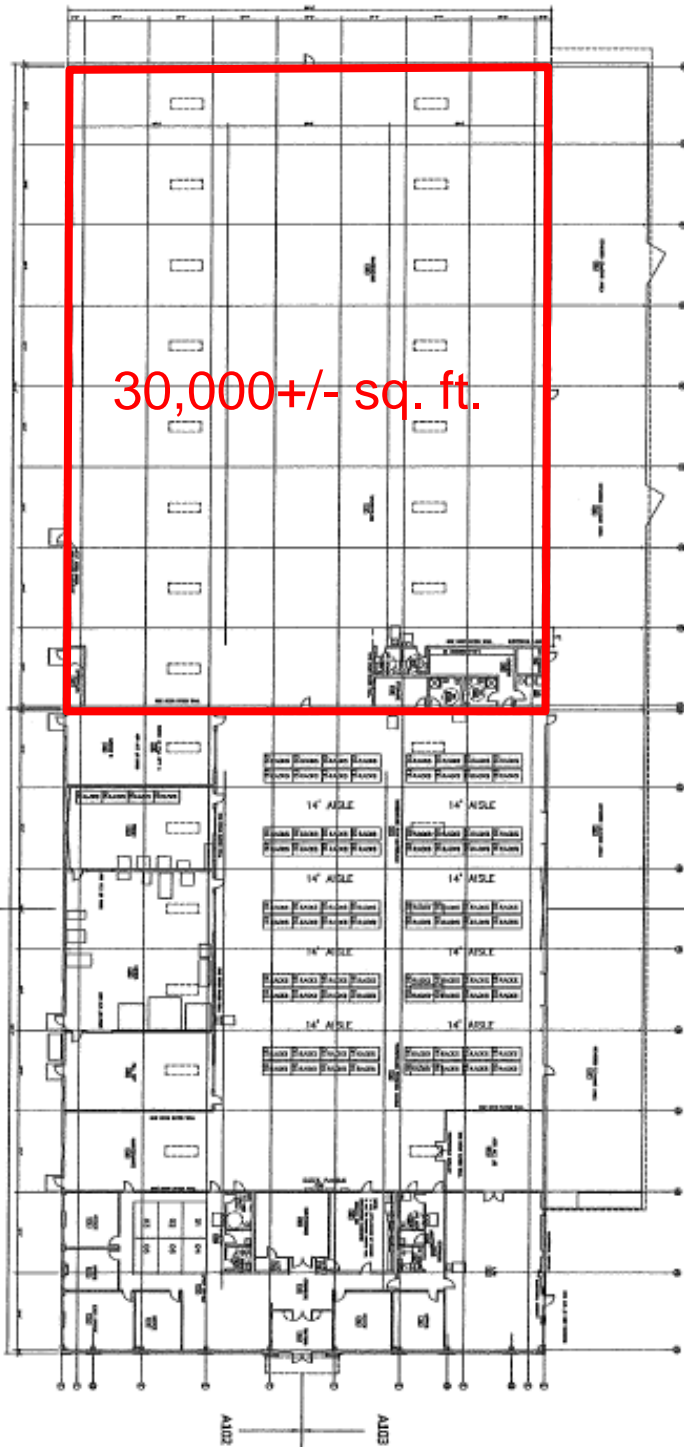
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## Andy Hayes, Principal

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30,000+/- sq. ft.

**1**  
Floor Plan  
1/8" = 1'-0"

A104 A102 Note: See enlarged plans for details

A105 A103

**A101**

A RENOVATION FOR  
**WOLVERINE COATINGS CORPORATION**  
5869 HIGHWAY 221  
ROEBUCK, SC 29078

**JEFF SHERER**  
Architect  
300 BOWEN/CORRY  
WAYNES, SC 29085  
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NO.	REVISIONS	DATE
1	Draw Revised Design	4/14/10
2	For Review	12/27/09
3	For Permitting and Construction	11/26/09
4	REVISION	5/15/10

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