

BOB CLAY, CCIM
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**COLDWELL
BANKER
COMMERCIAL**
MECA

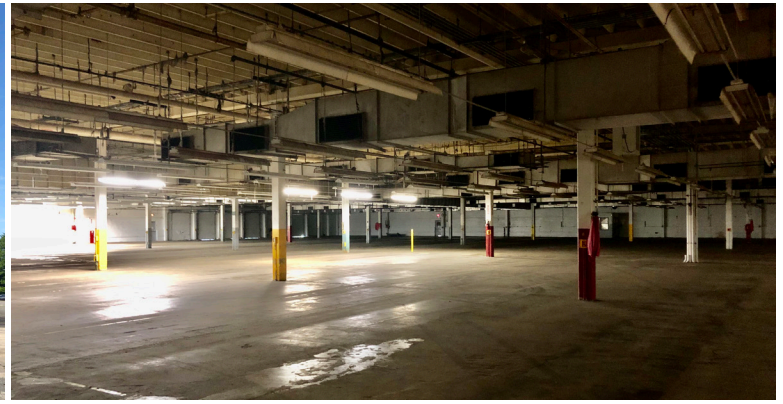


6199 Highway 557 | Clover, SC

FOR LEASE

INDUSTRIAL SPACE

Tons of potential can be realized in this 231,850 SF space sitting upon almost 40 acres.*



PROPERTY INFORMATION

SF

231,850 SF*

ZONED

ID

FEATURES

- 19 Dock High Doors
- Drive in Door
- Ceiling Height - 14' to 20'
- Two Trane Chillers - 770 Ton and 910 Ton
- Boiler - Gas/Oil
- Lighting - T-8
- Roof - 2017 Firestone TPO-80 Mil
- Fire Pump - Gravity Tank
- Fire Protection - 9 wet systems
- Duke Energy Sub Station - 6000 KVA 575/30

LEASE RATE

\$3.75 per sf NNN

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100 N. Main St.

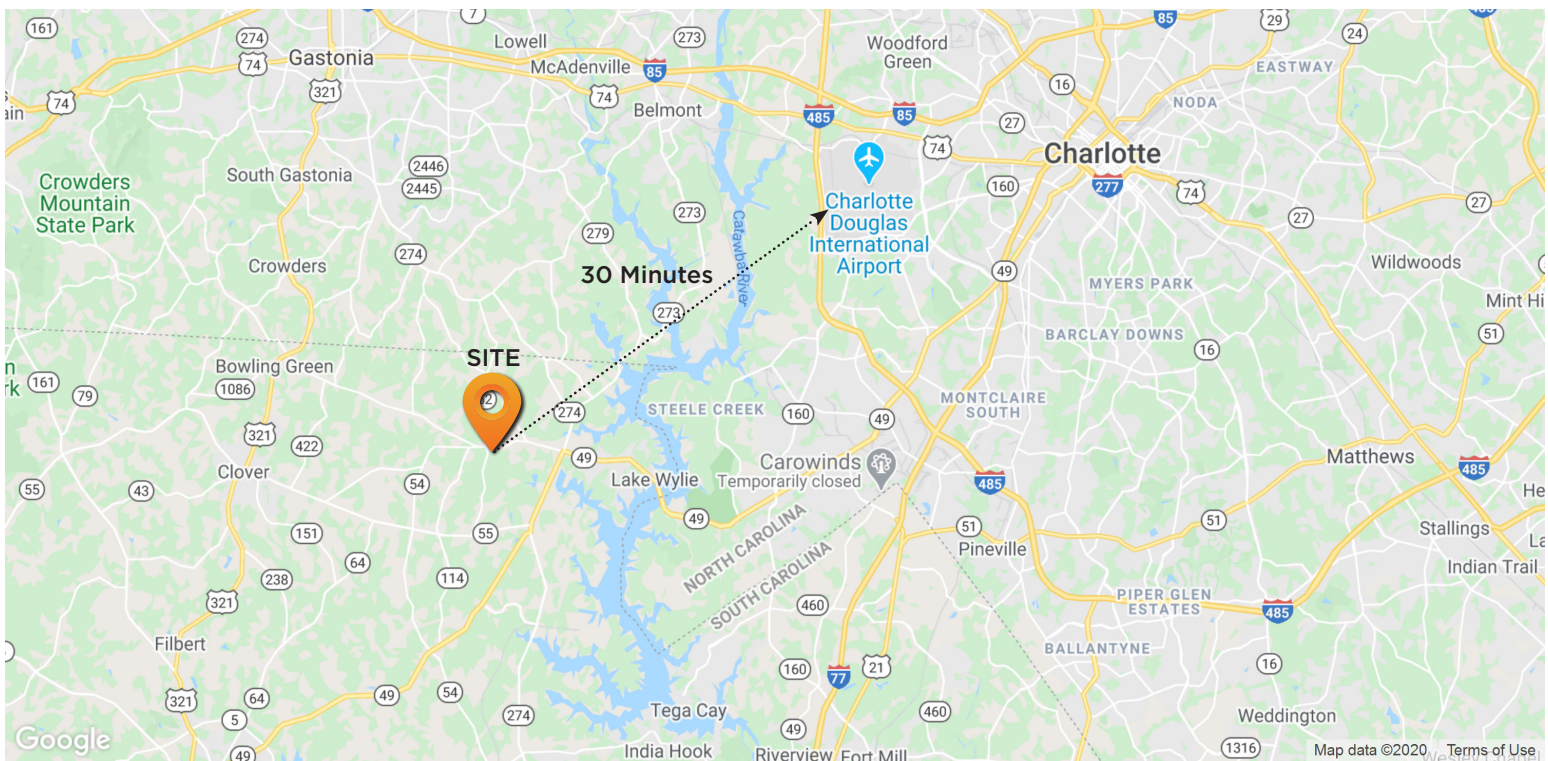
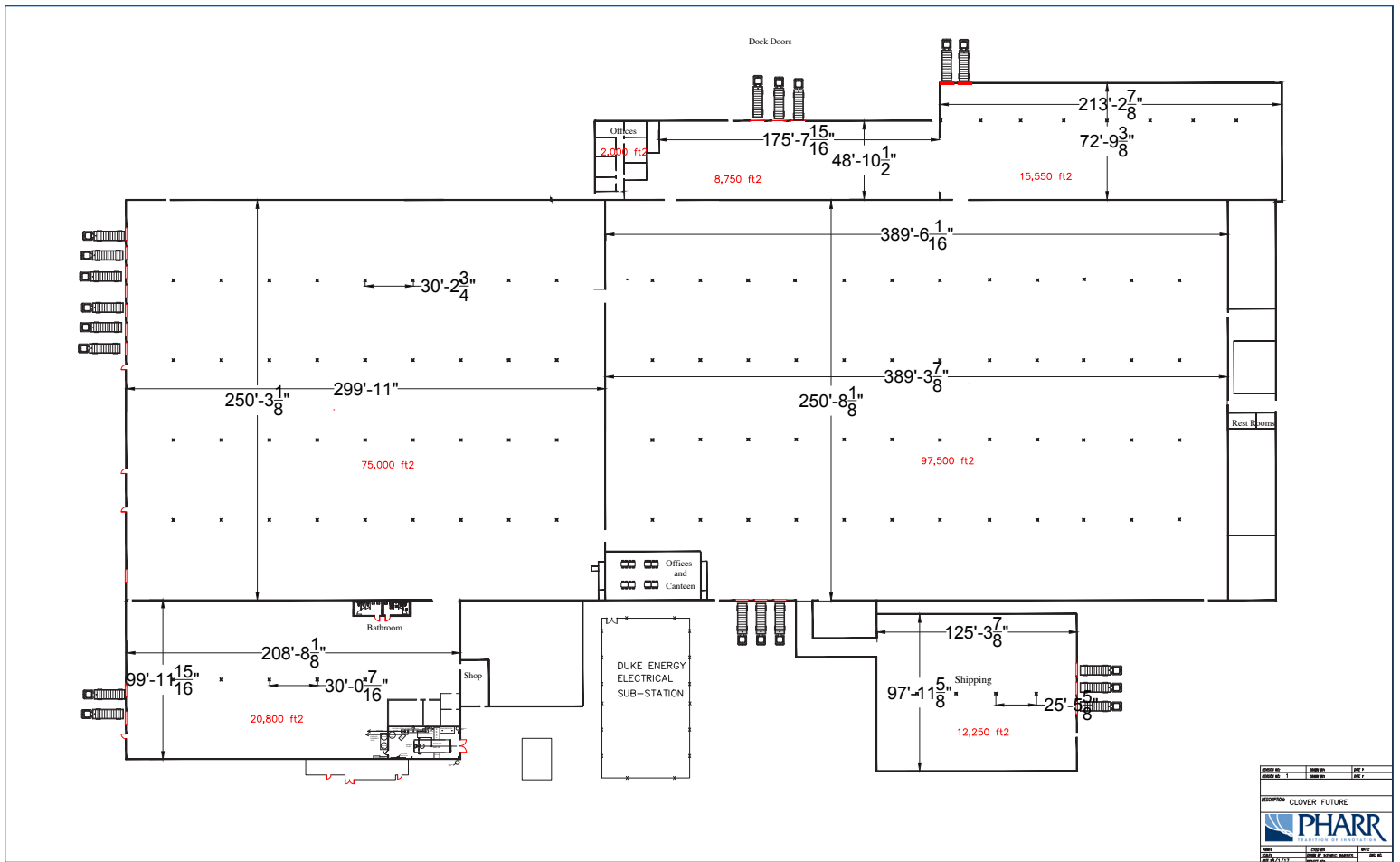
Belmont, NC 28012



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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