



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

INDUSTRIAL

5251 & 5261 Chesnee Highway
Chesnee, SC



- Up to 180,000 sq. ft. of industrial space available in Chesnee, SC.
Building - # 8 – 60,000± SF
Building # 9 – 60,000 ± SF
Building #7 – 60,000 ± SF
- All 3 buildings built to same specifications
- Situated on 16 acres
- Spartanburg County Tax Map # 2-26-00-024.13

Andy Hayes 864-706-0189
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CONTACT

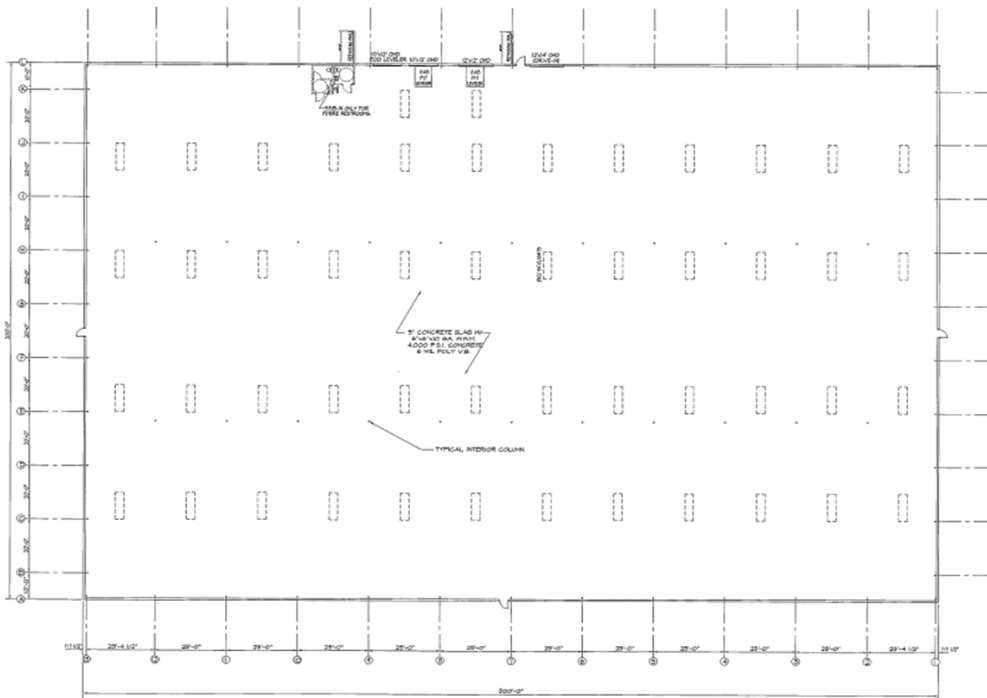
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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles

LEASE RATE:
\$ 3/SF, Net, Net, Net



FLOOR PLAN
SCALE 1/8" = 1'-0"

Building 7, 8 & 9 Highlights

- ❖ Size - 60,000± sq. ft. each
- ❖ Floor – 5” concrete floor – 4,000 psi
- ❖ Walls – 8” perimeter sheet metal
- ❖ Roof - Metal
- ❖ Lighting – High Bay LED
- ❖ Sprinkler – none
- ❖ Drive in Doors – 1 each
- ❖ Docks – 3 each
- ❖ Ceiling Height Center - 28”
- ❖ Ceiling Height Eaves – 20’
- ❖ Column Spacing – 24 x 61
- ❖ Power – 3 phase power; 225 AMP
- ❖ Building Dimensions – 200’ x 300’
- ❖ Double insulated skylights
- ❖ Built in 1999-2001
- ❖ Charter Internet – 500 Mbs/sec.
- ❖ Excess land for storage & parking

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