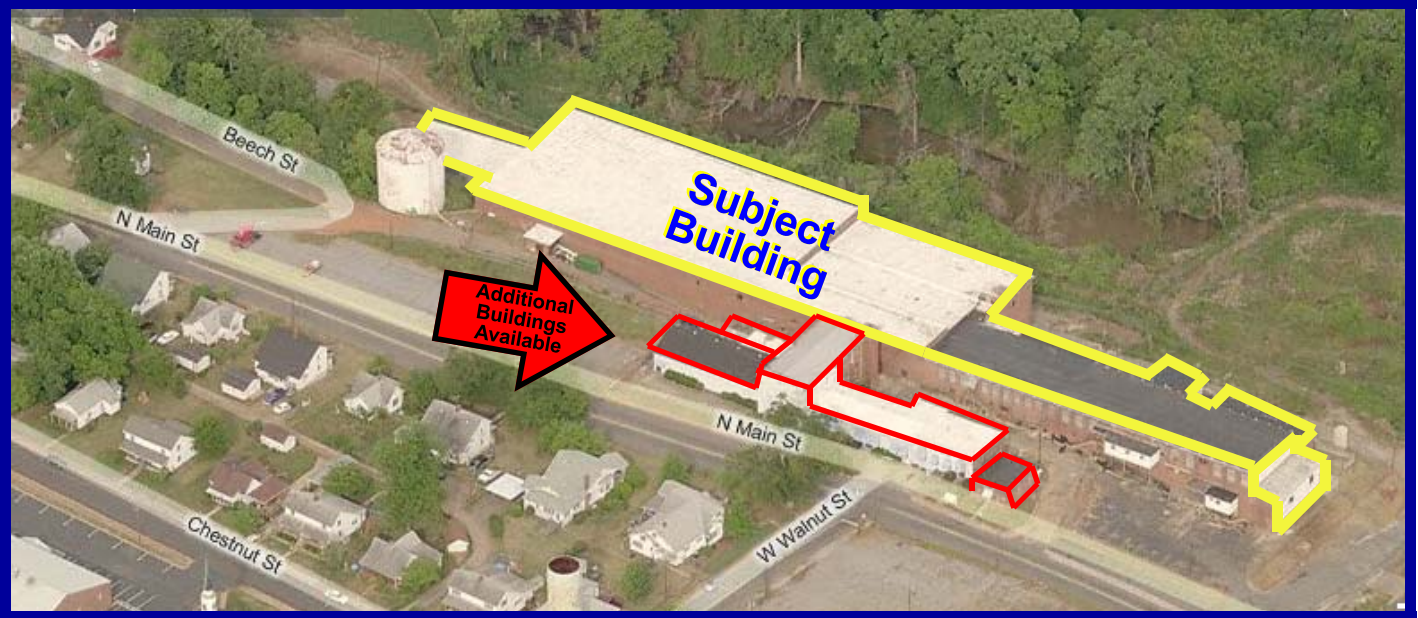


# AVAILABLE



## 7 N. Main St. Startex, SC 29377

### FEATURES:

- ◆ 105,000 +/- SF Warehouse
- ◆ 8.4 Acres (Mostly Fenced)
- ◆ Former Textile Manufacturing Facility
- ◆ Two Story Brick and Cinder Block Warehouse & Several Offices
- ◆ 5 Dock Doors
- ◆ Clear Heights 11-18 Feet
- ◆ Wet Sprinkler System (Needs Some Work)
- ◆ New Rubber Membrane Roof on 50% Of Building In 2008
- ◆ 70 Reserved Parking Spaces
- ◆ Shares Common Areas With Other Adjacent Buildings
- ◆ Demographics & Aerials Available Upon Request



**SALE PRICE: \$395,000**

**Lease Rate: \$2.25/SF NNN (Lower Level)**

**Lease Rate: \$1.30/SF NNN (Upper Level)**

Contact:  
**Guy Harris**

380 South Pine Street  
Spartanburg, SC 29302



**(864) 316-1318**  
guyharris@spencerhines.com

Office: (864)583-1001  
Fax: (864)585-6188

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