



SPENCER/HINES PROPERTIES

INDUSTRIAL

325 Cedar Springs Road
Spartanburg, SC



SALE PRICE: \$595,000

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CONTACT

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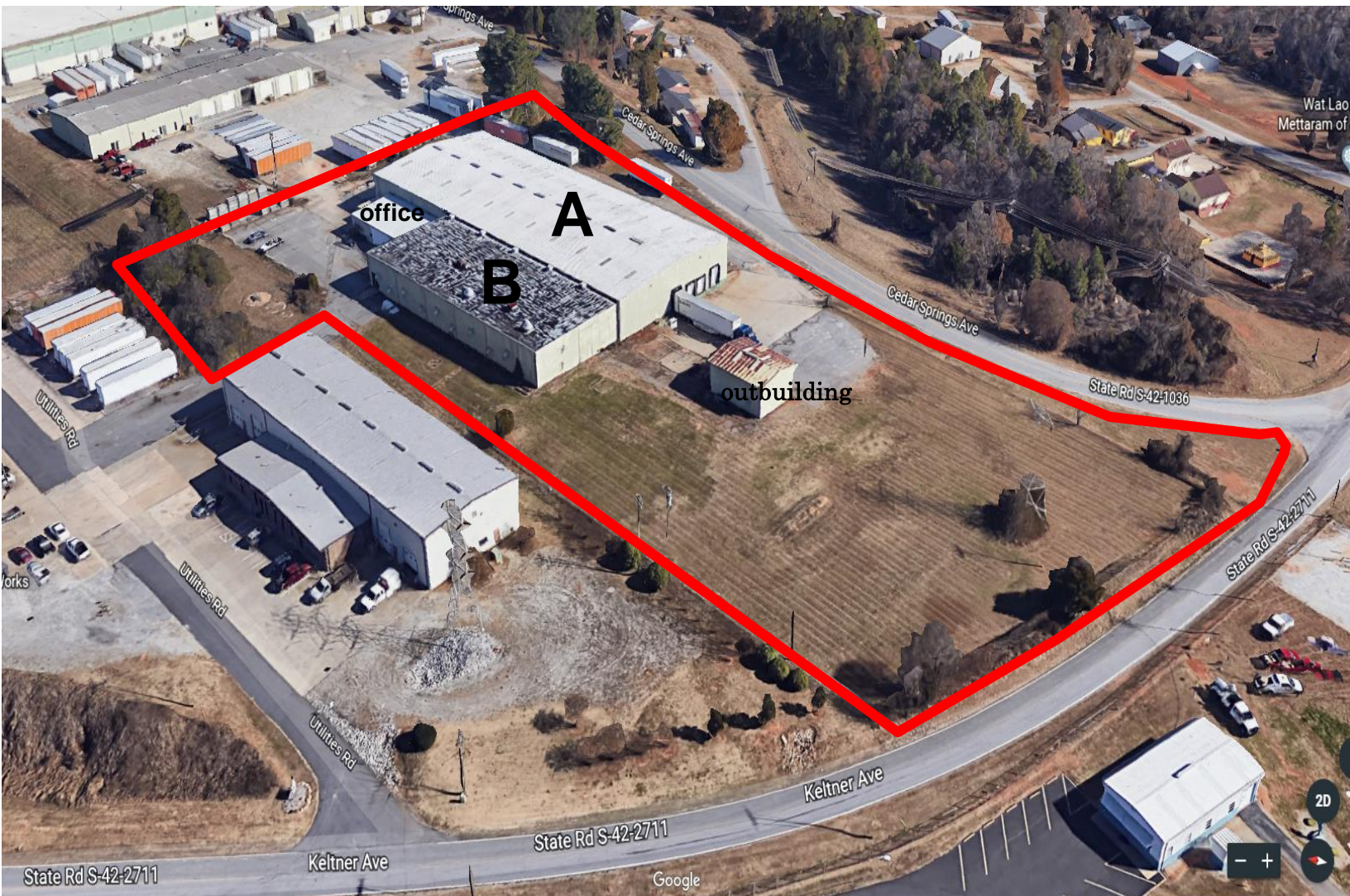


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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

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.

- 44,220± sq. ft. industrial building off Southport Road
- Property consists of two industrial buildings totaling 40,000 sq. ft., 2220 sq. ft. office building and 2,000 sq. ft. outbuilding.
- 4.85 ± acres
- Fully sprinkled
- 1 drive in; 4 docks
- Completely fenced
- Lay down yard



BUILDING A

- 28,000± sq. ft
- 108' x 254'
- Ceiling Height (Center): 26.5'
- Height under Beam (Center): 23.5'
- Ceiling Height (Eaves): 20.5'
- Height under Beam (Eaves): 18.8'
- Column Spacing: 25'
- Power: 3 phase; 277/480 Volt
- 1 dock; 4 drive-ins
- Sprinkled
- Gas fired hanging heaters

BUILDING B

- 12,000± sq. ft
- 180' x 70'
- Ceiling Height (Center): 19.6'
- Height under Beam (Center): 18'
- Ceiling Height (Eaves): 19.6'
- Height under Beam (Eaves): 18'
- Column Spacing: 30'
- Power: 3 phase; 277/480 Volt
- Sprinkled
- Gas fired hanging heaters

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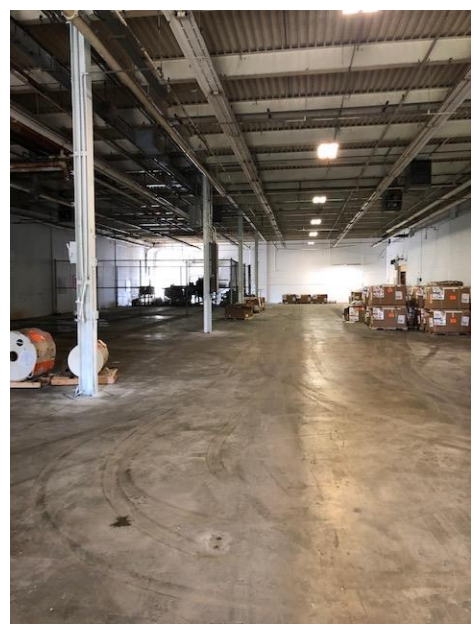


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