

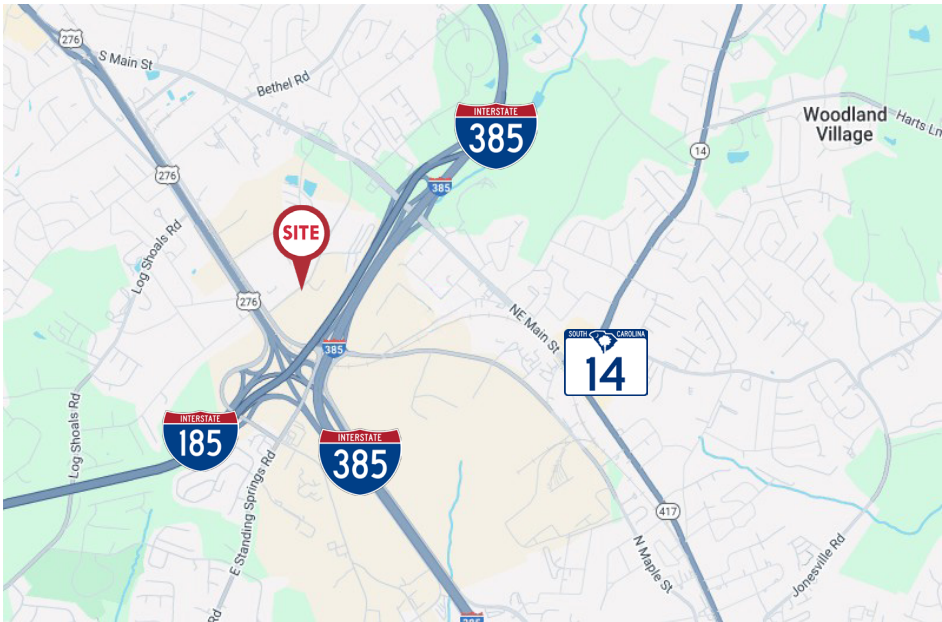
FOR LEASE

Industrial Warehouse | $\pm 41,500$ SF



1300 Old Stage Road Simpsonville, SC

- $\pm 41,500$ SF total; located on ± 1.8 acres
- Includes: $\pm 39,100$ SF Warehouse with two-story office - $\pm 2,400$ SF total office space (1,200 SF per floor)
- Masonry Construction
- 20" Ceiling Height
- 6 Dock-High Doors
- 1 Drive-in Door (14' H x 20' W)
- LED Lighting
- Skylights with Exhaust Fans
- Suspended Gas Heaters
- 480 V / 3 Phase Power
- Column Spacing 24' x 48'
- ESFR sprinkler system
- Direct access to I-385 and I-185
- Visibility on Highway 276
- Lease Rate: \$6.00 / SF / NNN



The information contained herein is deemed reliable but is not guaranteed. NAI Earle Furman makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

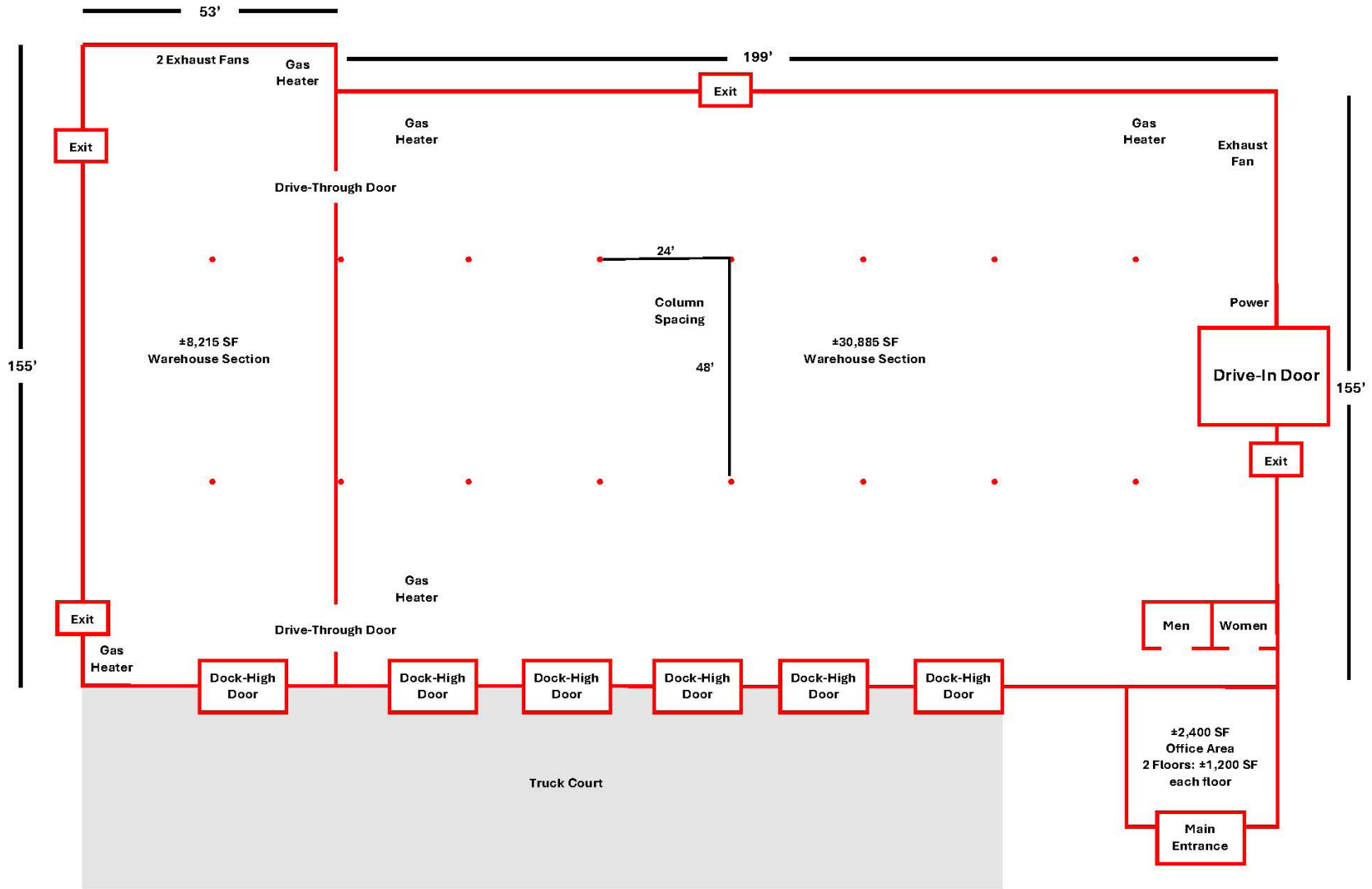
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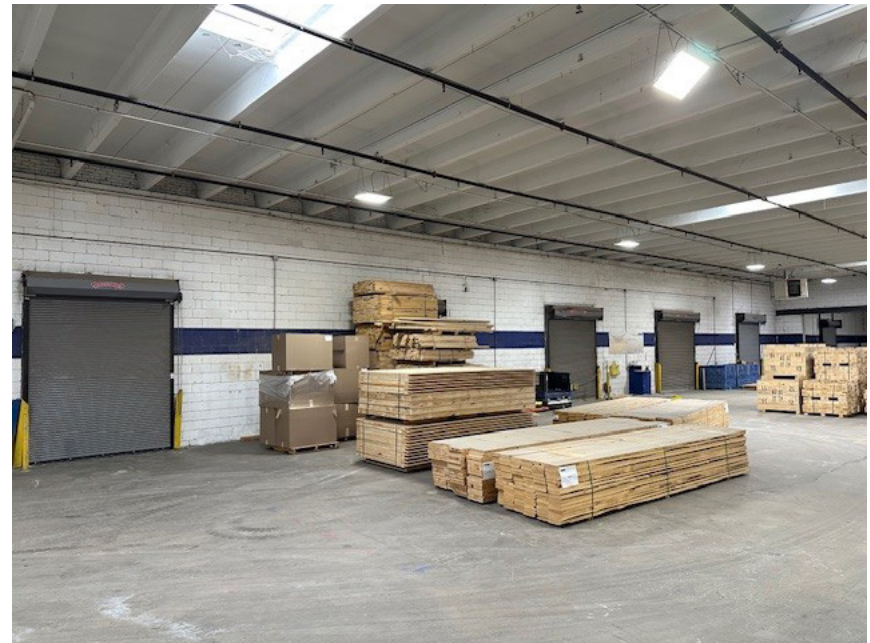
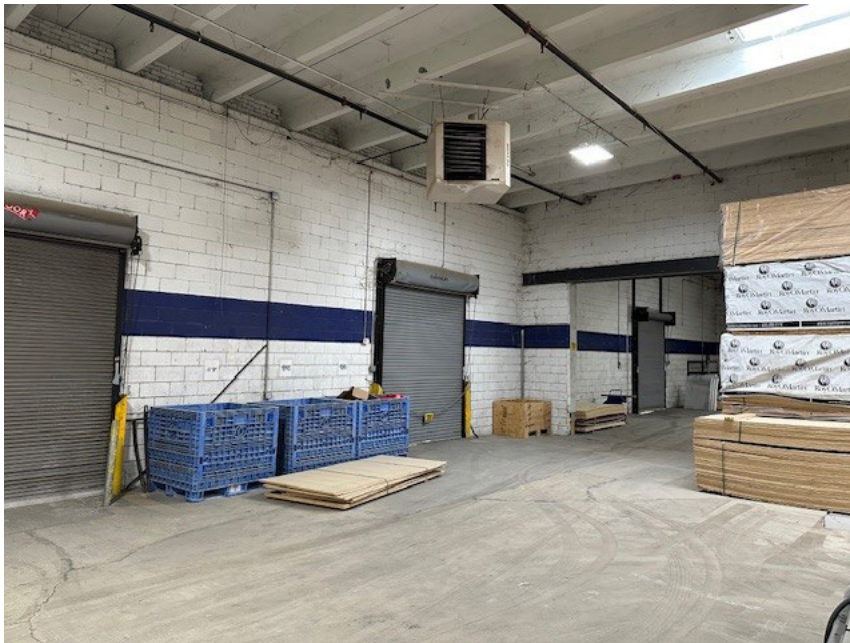
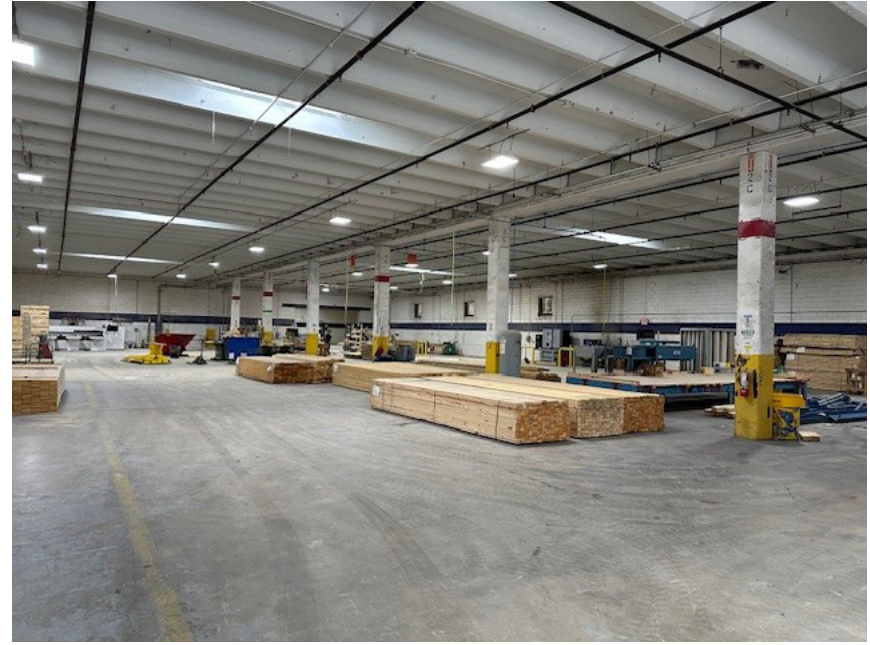
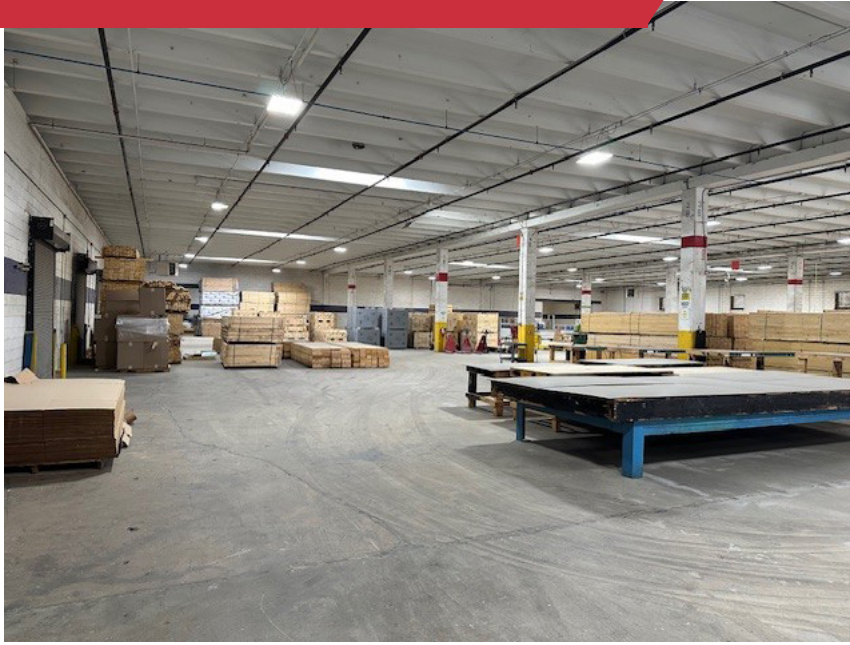
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Floorplan



For illustration purposes only, not to scale

Photos



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