



FOR SALE OR LEASE

±70,368 SF INDUSTRIAL MANUFACTURING FACILITY

2165 Highway 292
Inman, SC 29349



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GREENVILLE/SPARTANBURG

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PRICING:

\$6,000,000

RATE:

**\$5.75/SF
(NNN)**

- Office: ±9,000 SF
- Warehouse: ±61,368 SF
- Renovated in 2023
- Fully Conditioned Warehouse
- Clear Span



CLEAR HEIGHT
15' - 22"



MAJOR ACCESS
±0.14 Miles to I-26
±8 Miles to I-85



DOCK/DRIVE-IN DOORS
Eight (8) Docks
One (1) Drive-In Door



POWER
Heavy Power 3 Phase
480V / 1,200 AMPS

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	2165 Hwy 292
TYPE	Industrial
TOTAL AVAILABLE SF	±70,368 SF
TOTAL BUILDING SF	±70,368 SF
TAX MAP #	2-28-00-070.00
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
YEAR BUILT	1991
WAREHOUSE SF	±61,368 SF
OFFICE SF	±9,000 SF
CEILING HEIGHT	15' - 22'
DOCK DOORS	Eight (8)
DRIVE-IN DOORS	One (1)
COLUMN SPACING	Clear Span
LIGHTING	LED
SPRINKLERS	100% Wet
POWER	3 Phase - 480V / 1,200 AMPS



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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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LOCATION OVERVIEW

- 1 Kaspar
- 2 Simcal Machining
- 3 HotSpot
- 4 Industrial Ventilation
- 5 DoverMEI
- 6 I-26

 [Click Here to View the Interactive Map](#)



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LOCATION OVERVIEW

- 1 I-26
- 2 I-85
- 3 Inland Port Greer
- 4 GSP Int. Airport
- 5 Greenville
- 6 Spartanburg



1

±0.4 Miles to I-26

±8.0 Miles to I-85

2

±16 Miles to Inland Port Greer

3

±18 Miles to GSP Int. Airport

6

±16 Miles to Spartanburg

4

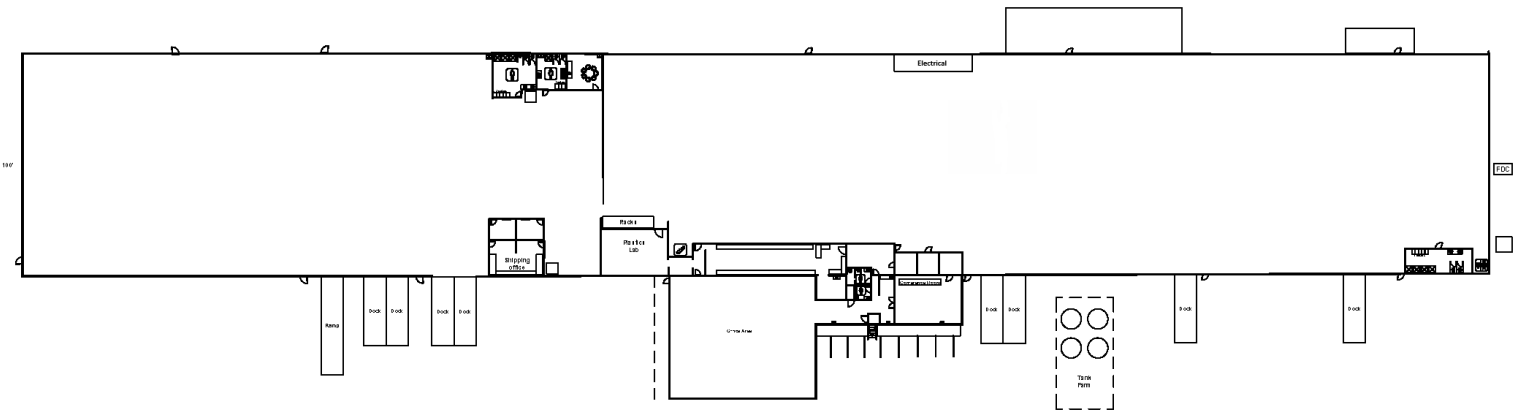
±34 Miles to Greenville

5

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FLOOR PLAN



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LEARN MORE CALL TODAY



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