

# 106-C PROFESSIONAL WORKSPACE

Professional Environment • Flexible Use • Practical Overhead

Unit 106-C provides versatile space with the convenience of a dedicated pedestrian entrance and additional side-yard parking, in a clean, well-maintained environment for businesses seeking a practical, professional place to operate.

## \$950/MO

Modified Gross Lease  
12-Month Minimum Lease Term  
First Month's Rent + Security Deposit  
Power and Water Included [ normal business use ]

710 SF OF DRIVE-IN WORKSPACE • RESTROOM ACCESS • UTILITIES INCLUDED

106-C STRICKLAND DRIVE,  
ROEBUCK, SC

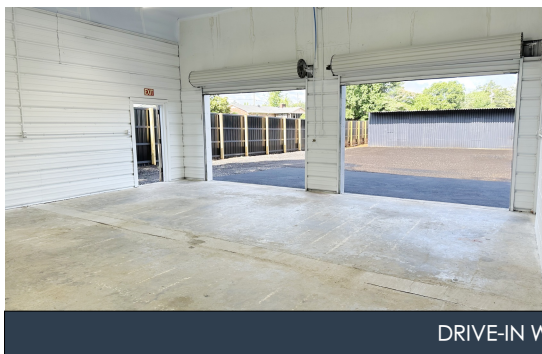
**85** 8.8 Miles +/- **26** 4.6 Miles +/-



ADDITIONAL SIDE YARD PARKING



SHARED RESTROOM



DRIVE-IN WORKSPACE

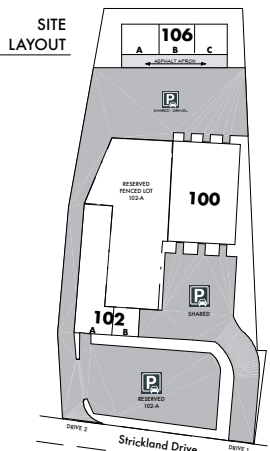


### BUSINESS BENEFITS

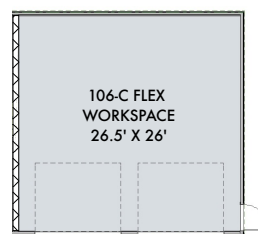
- Business Address w/ Onsite Mailbox
- Well-Maintained Property
- Restroom Access
- Utilities Included

### WORKSPACE FEATURES

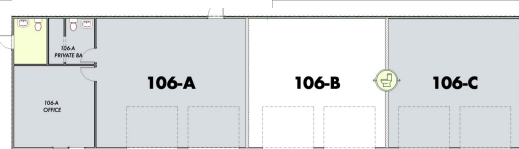
- 14' sloped ceilings in shop
- Two 8'H x 10'W roll-up doors
- 4 highbay LED shop lights
- 50-amp outlet in shop
- Asphalt Apron along front
- Gravel drive and yard



### 106-C FLOOR PLAN



### BUILDING PLAN



**COMPATIBILITY NOTES:** Automotive-repair use limited to light, personal, or hobby-level work only • Commercial body shops, high-volume automotive repair, or paint operations not permitted.



**SHERRY DEATON**  
OWNER | MEMBER

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SCAN FOR FULL  
DETAILS AND  
INQUIRY FORM

Showings scheduled for qualified inquiries only.

Information deemed reliable but not guaranteed • Tenant to verify suitability for intended use.