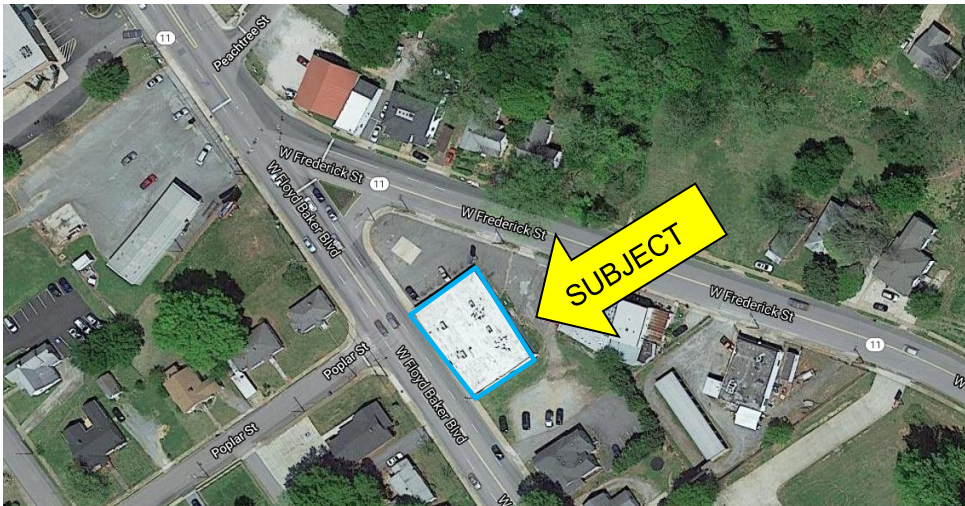




- 7,000 ± sq. ft. retail/showroom/office warehouse space on Frederick Street in Gaffney.
- 2 connected units, each +/- 3,500 sq ft.
- Multiple points of Ingress and Egress onto Floyd Baker Blvd and Frederick St .
- Highly visible corner location at the intersection of W. Floyd Baker Boulevard & W. Frederick Street.
- Minutes to downtown Gaffney; approx. 1 mile to I-85
- Cherokee County Tax ID: 081-14-00-070.000
- Entire building may be available for long term lease. Includes 1 drive in.
- 20,000 cars per day on W. Floyd Baker Blvd!

Andy Hayes 864-706-0189
ahayes@spencerhines.com



CONTACT | Chad Roache 864-275-0477
chad@spencerhines.com

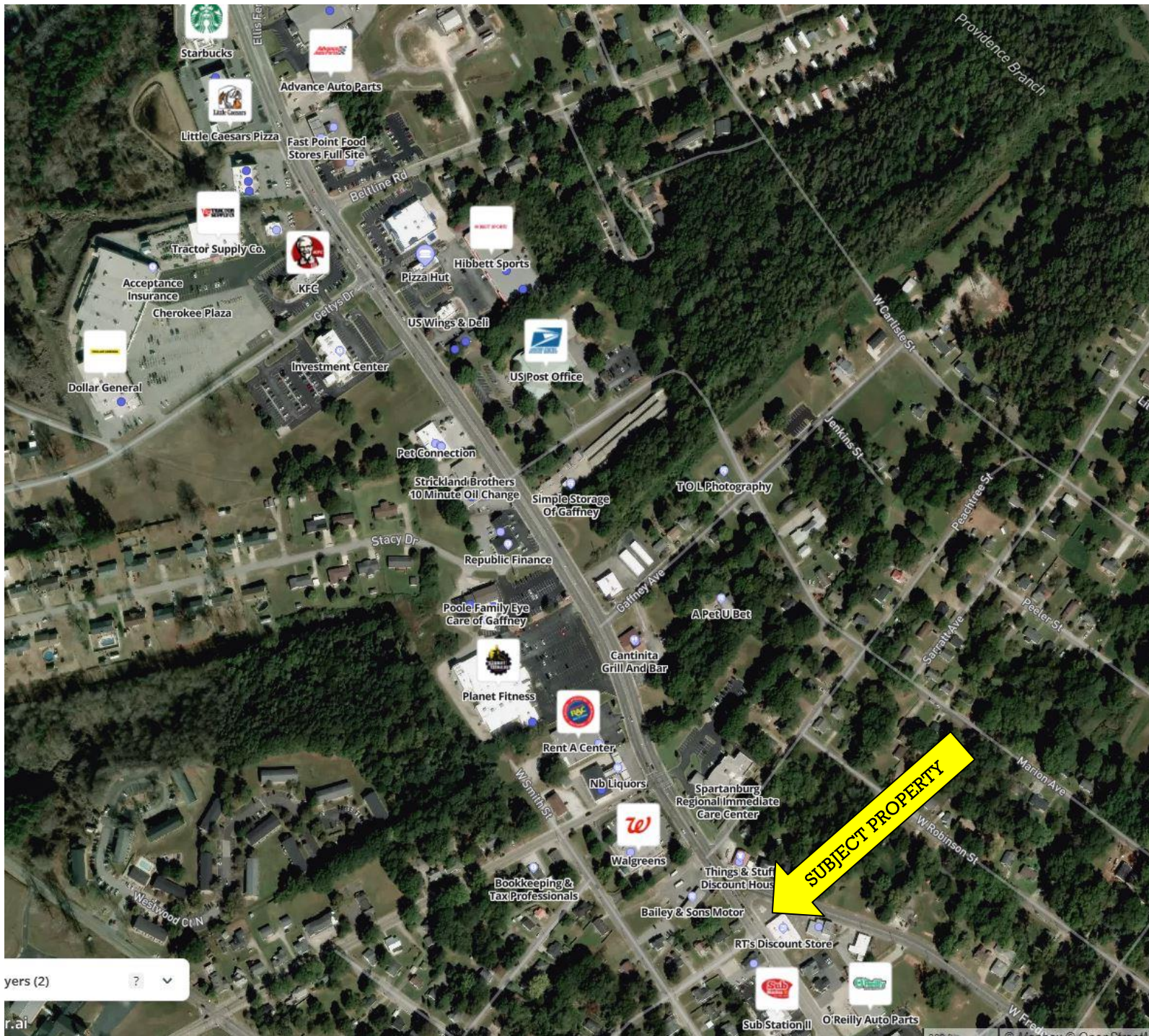
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N Pine Street, 1st Floor Spartanburg, SC - 864.583.1001

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.

Sale Price: \$725,000

Lease Rate: \$10/sq. ft. NNN



SUBJECT PROPERTY

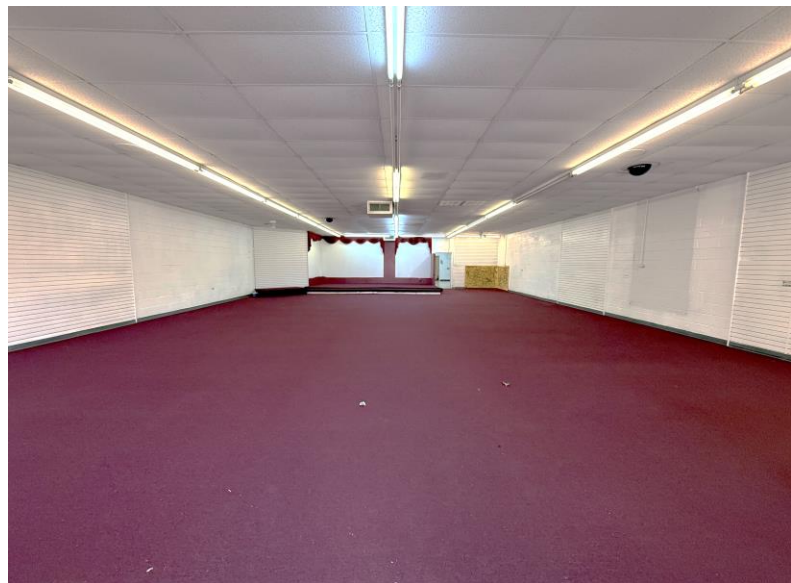
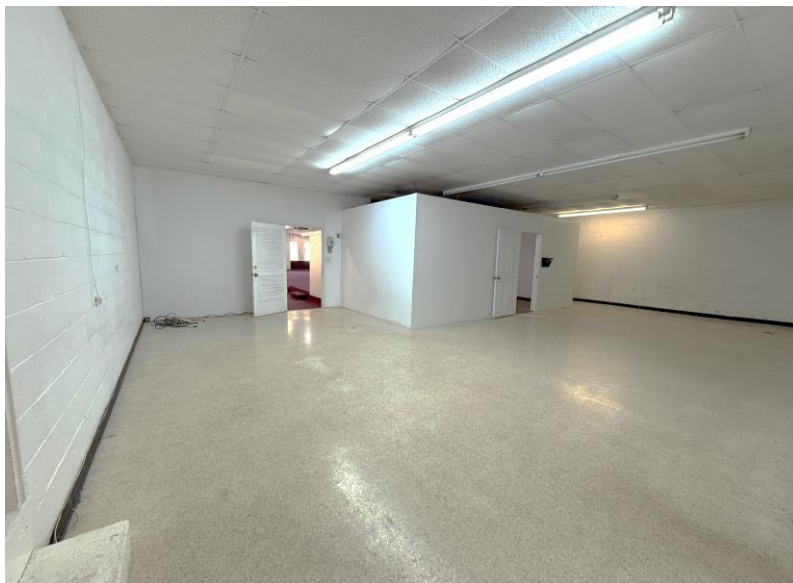
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RETAIL/SHOWROOM/OFFICE *For Sale or Lease*

535 W. Frederick Street
Gaffney, SC



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