

106-B PROFESSIONAL WORKSPACE

Professional Environment • Flexible Use • Practical Overhead

Unit 106-B provides versatile space in a clean, well-maintained environment for businesses seeking a practical, professional place to operate.

\$850/MO

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

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

106-B STRICKLAND DRIVE,
ROEBUCK, SC

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



UNIT B HIGHLIGHTED



SHARED RESTROOM



DRIVE-IN WORKSPACE

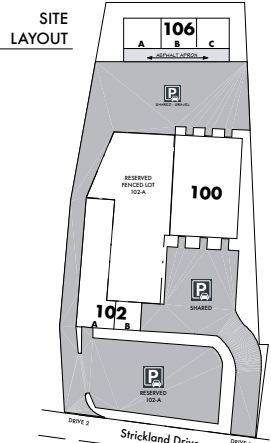


BUSINESS BENEFITS

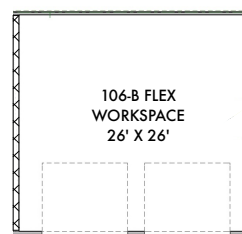
- Business Address w/ Onsite Mailbox
- Well-Maintained Property
- Restroom Access
- Utilities Included

WORKSPACE FEATURES

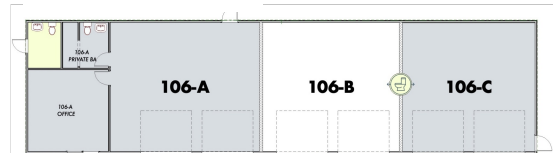
- 14' sloped ceilings in shop
- Two 8'H x 10'W roll-up doors
- 4 highbay LED shop lights
- 50-amp outlet in shop
- Asphalt Apron along front
- Gravel drive and yard



106-B 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

(864) 475-7273

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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.