



±4,000 - 40,000 SF WAREHOUSE & OFFICE FLEXIBLE TERMS

1685 Price House Road
Roebuck, SC



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Elledge Willis
Associate
864.230.8377
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Lease Rate:
\$6.00/SF

- One (1) Drive-In (10' x 12')
- Two (2) Loading Docks (Additional Common Docks Available)
- ESFR Capability
- 28' Warehouse



COUNTY
SPARTANBURG



MAJOR ACCESS
±0.5 MILES TO I-26

864.704.1040
LeeUpstate.com



OFFICE
BRAND-NEW
4,000 SF OFFICE
(TWO-STORY)



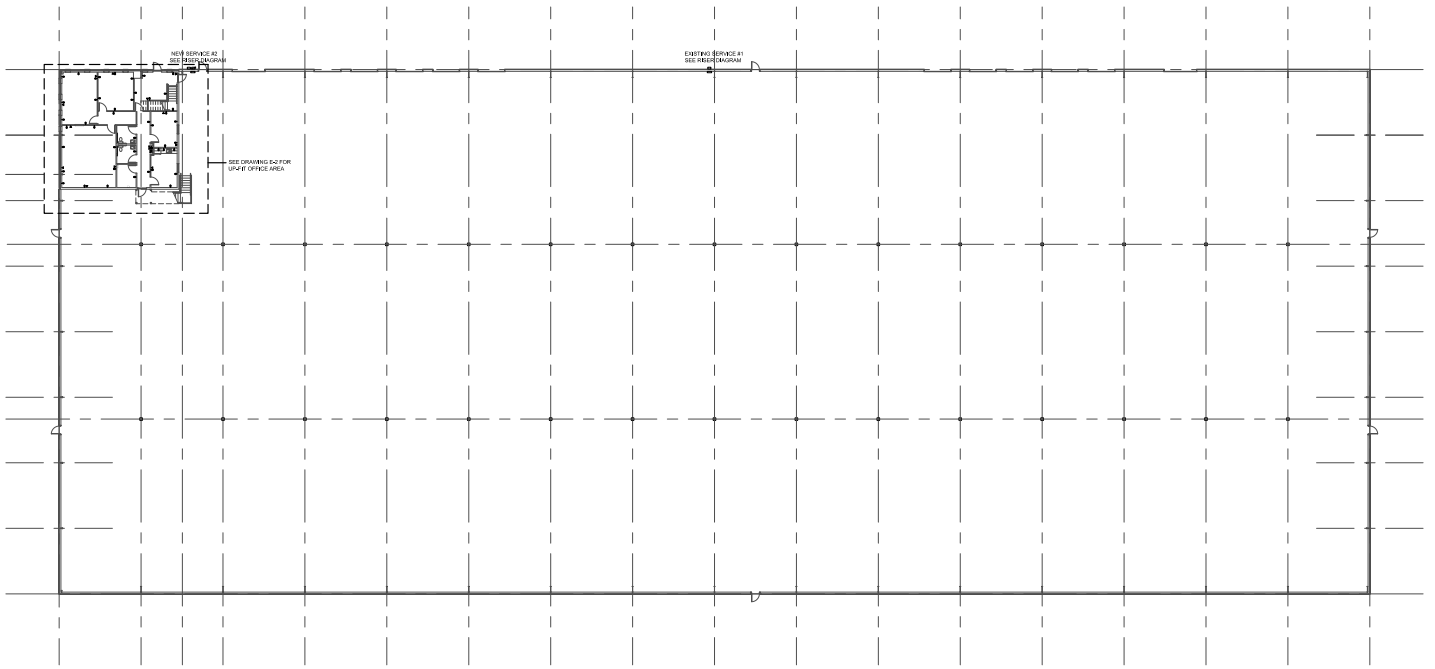
PARKING
LAYDOWN YARD
AVAILABLE FOR AD-
DITIONAL RENT

PROPERTY OVERVIEW & PHOTOS

TYPE	Industrial
TOTAL BUILDING SF	±102,025 SF
TAX MAP #	4-27-00-029.07
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
YEAR BUILT	2017
CONSTRUCTION TYPE	Metal
ROOF	Standing Seam
OFFICE SF	2,000 - 4,000 SF (Two-Story)
CEILING HEIGHT	28' Warehouse
DOCK DOORS	Two (2) More Available If Needed
DRIVE-IN DOORS	One (1)
SPRINKLERS	ESFR Capability
Utilities	Water, Gas, Septic



FLOOR PLAN





LEARN MORE GIVE US A CALL



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