



Dewey Property Advisors



2997 SPARTANBURG HWY

EAST FLAT ROCK, NC 28726

FOR SALE OR LEASE | INDUSTRIAL / FLEX PROPERTY

Sale Price:	\$889,000
Address:	2997 Spartanburg Hwy, East Flat Rock, NC 28726
For Sale:	\$889,000
Lease Price:	\$6,000 per month, NNN
Address:	2997 Spartanburg Hwy, East Flat Rock NC 28726
APN	9587-02-5170
Building Size	5,050 SF
Lot Size	0.8 Acres
Year Built	2002
Number of Buildings	1

2997 Spartanburg Highway - Industrial Property for Sale or Lease

Position your business for success with this flexible warehouse located directly on Spartanburg Highway—offering outstanding visibility and ease of access.

This property is designed to support a wide range of industrial operations, from manufacturing to logistics and service-based trades or an auto/workshop shop.

Inside, you'll find multiple private offices —ideal for administrative and management functions. The facility includes three restrooms and a convenient mezzanine level for extra storage or operational flexibility.

The heart of the property features expansive shop space, including a 2,200 SF bay (45' x 49') and an additional 775 SF bay (25' x 31'), both with 18' ceilings (16' clear height), providing plenty of room for machinery, workstations, or inventory.

Four 12'H x 10'W roll-up doors offer smooth access for equipment and vehicle movement.

Behind the building, the large fenced lot offers secondary access from Charming Pointe Lane, with access wrapping around the building that could support fleet or material storage, deliveries, and easy maneuvering of large vehicles.

Whether you're expanding, relocating, or launching a new operation, this property offers the space, functionality, and location your industrial business needs.

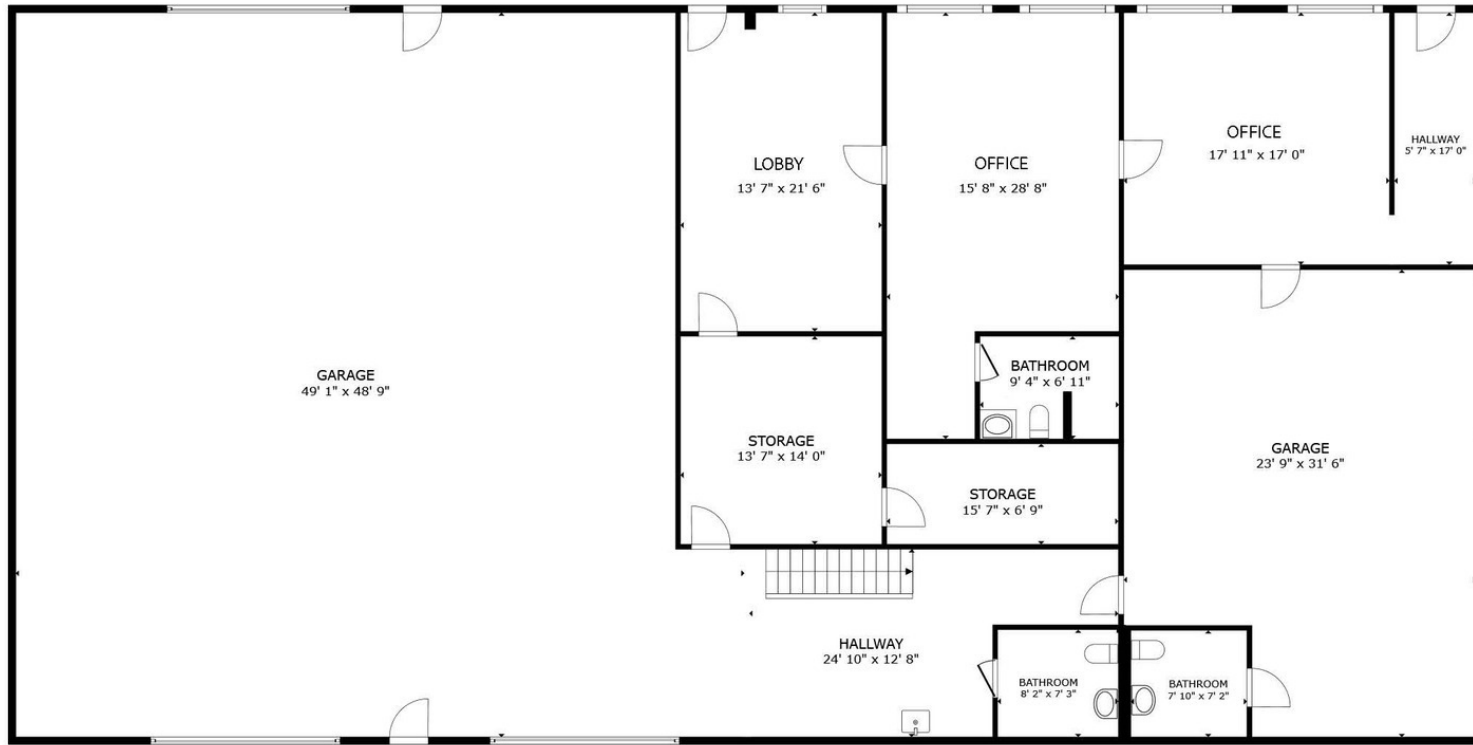


- Secure fenced lot wraps around property
- Large back lot for maneuverability
- Two points of access (front and rear of building)
- Four 12'H x 10'W Roll-Ups Doors
- Administrative office space

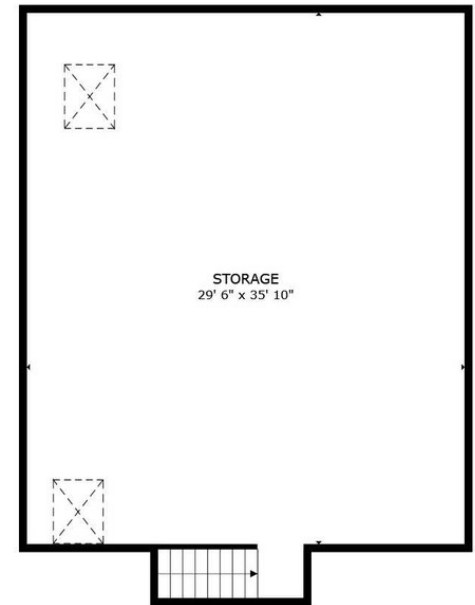
NC #226165

Scott Raines, CCIM

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FLOOR 1



FLOOR 2

FLOOR 1 1,891 sq.ft. FLOOR 2 1,092 sq.ft.
 EXCLUDED AREAS : GARAGE 2,228 sq.ft. GARAGE 684 sq.ft.
 TOTAL : 2,984 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXTERIOR



EXTERIOR



INTERIOR



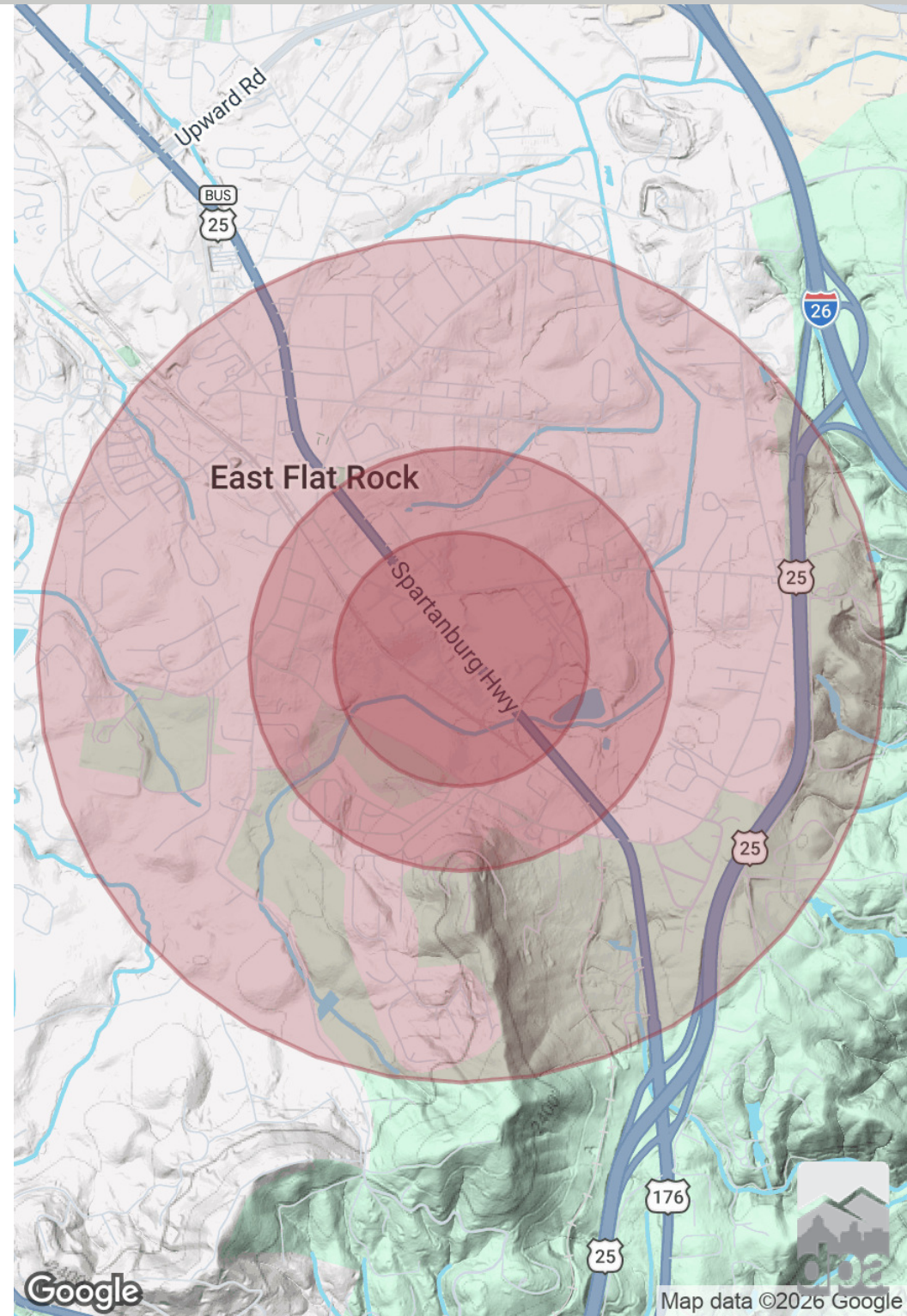
POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

Total Population	229	823	3,481
Average Age	43	44	43
Average Age (Male)	41	42	41
Average Age (Female)	44	46	45

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	94	330	1,361
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$66,840	\$81,214	\$79,004
Average House Value	\$344,835	\$346,402	\$331,445

2020 American Community Survey (ACS)



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