



# 200 Park Ave Newberry, SC 29108

\$4.25/SF/YR

This Class C single-tenant industrial warehouse, built in 1985, offers 46,459 of rentable square footage.

Situated on 6.5 acres of industrial-zoned land, the property features reinforced concrete construction, 24ft clear height, and 24ft x 45ft column spacing - ideal for efficient storage and operations.

Key features include:

- Heavy power capacity
- 3 external docks and drive-in access
- Rail access for enhanced logistics
- 30 parking spaces (0.65 ratio)
- Sprinkler system
- 5000 sqft office space
- Room on property to expand
- Private road out front

Rental Rate: \$4.25 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 46,459 SF

Year Built: 1985



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