



FOR SALE OR LEASE

±29,400 SF Industrial Facility
349 Huntington Rd | Gaffney, SC



Executive Summary

349 Huntington Rd | Gaffney, SC

REEDY

Property Highlights:

- **Total Building Size:** ±29,400 SF
 - ±28,000 SF Warehouse/Manufacturing Space
 - ±1,400 SF Office Space
- **Lot Size:** ±3.45 Acres
- Ceiling Heights: Center 15'6" and Eaves 12'6"
- Heavy Power - 3 Phase 480 Volts
- (3) Dock Doors: (10' x 8')
- (1) Drive-in Door: (10' x 12')
- Fully sprinkled (wet) office and warehouse
- Suspended Gas Heat in Warehouse
- ±2.1 Miles to I-85
- ±21 Miles to Spartanburg
- ±40 Miles to Greenville
- ±55 Miles to Charlotte



Offering Summary

Available Space: ±29,400 SF

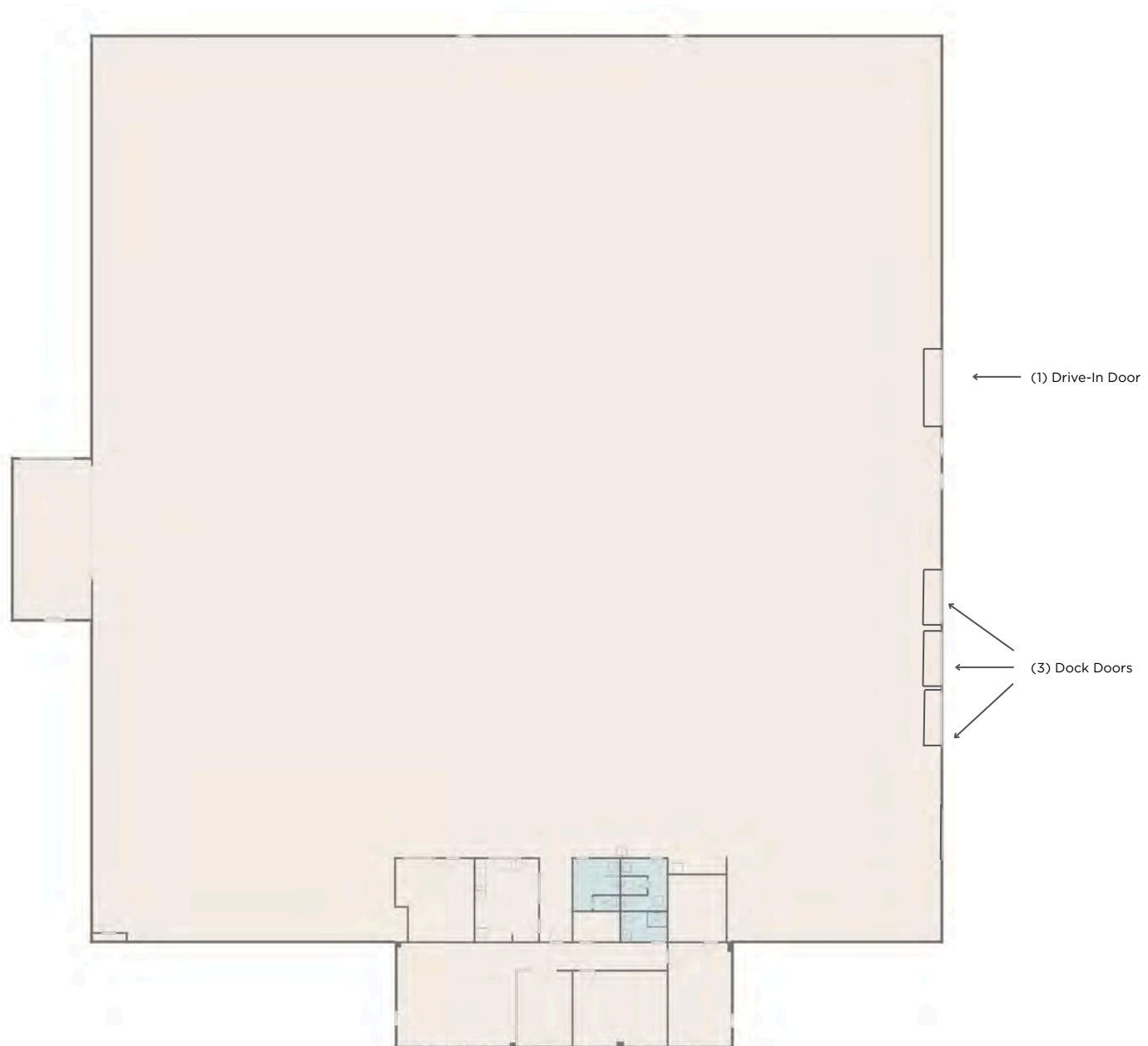
Sale Price: \$1,700,000

Lease Rate: \$5.50/SF (NNN)

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.

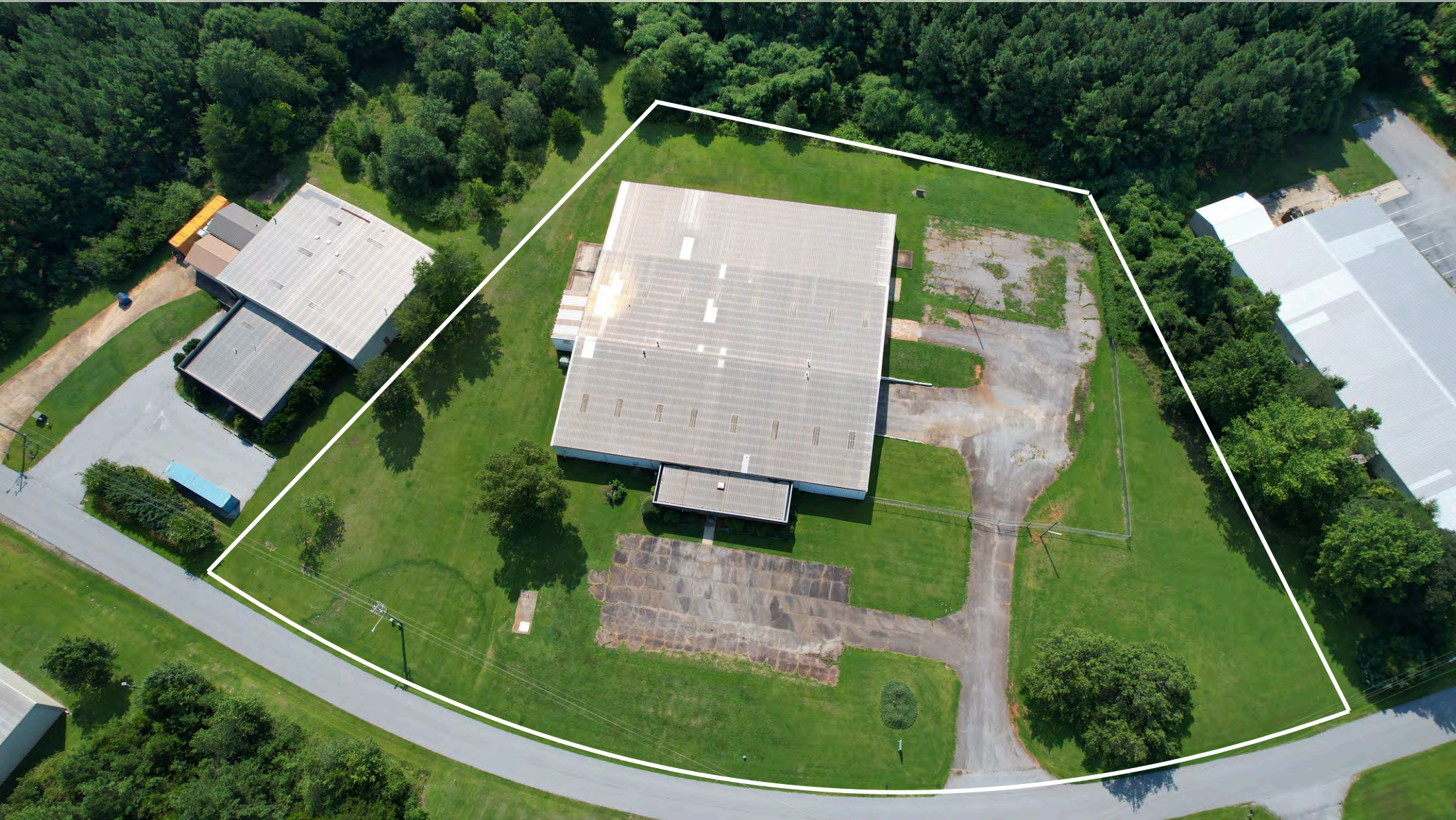
Floor Plan

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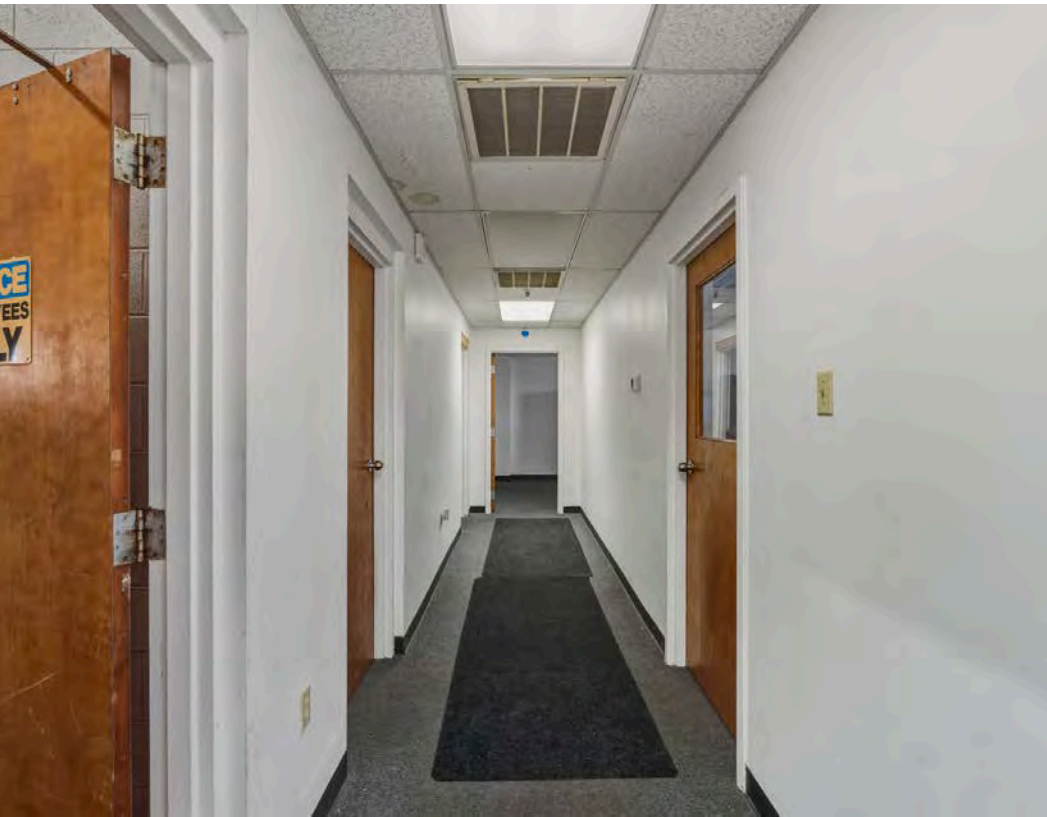


Parcel Outline

349 Huntington Rd | Gaffney, SC



Property Photos



Property Photos



Property Photos



Location Map

Gaffney, SC

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Confidentiality & Disclaimer

Reedy Property Group



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

REEDY

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

Chandler Ayers

864-201-2221

cayers@reedypg.com

Bennett Mahon

864-683-7244

bmahon@reedypg.com

