



FOR LEASE

150 HAMRICK STREET

Gaffney, South Carolina

± 282,000 SF Multi-Building Industrial Facility

LYONS
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CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Multiple Spaces available ranging from 5,000 to over 100,000 SF of contiguous space. **Sub-station** onsite offering 6MW plus of Power
- Main Space Available has over 100,000 SF of Industrial Space with ceiling heights ranging from 12'9" to 15'1". Fully Sprinklered, heavy power, office available. Landlord will add dock positions for qualified tenants.
- Primary Building has additional stories available for longer term storage tenants at a reduced rate. Accessible through 2 operational freight elevators.
- Multiple smaller spaces available throughout the campus. Owner is willing to lease these buildings out separately.
- Additional Land available for Laydown yard, Truck parking, IOS.

SNAPSHOT

Address:	150 Hamrick St Gaffney, SC 29340
Tax ID:	082-00-00-068.000
County:	Cherokee
Property Type:	Industrial
Size:	± 5,000 - 282,000 SF
Lease Rate:	\$1.50-3.25/SF NNN Call Broker For Rate Specifics

For more information, please contact:

Danny Butters • 864.385.5102 • danny@lyonsindustrial.com

PROPERTY SPECS

Address:	150 Hamrick St Gaffney, SC 29340
County:	Cherokee
Tax Map ID:	082-00-00-068.000
Zoned:	N/A
Property Type:	Industrial
Total Campus Size:	± 282,000 SF
Max Contiguous Space:	± 114,977 SF
Sprinklers:	Wet
Column Spacing:	Varies, 24'X20' 26'X33'(Main Plant)
Docks:	Multiple Onsite. Owner will add for qualified Tenants
Drive-in Doors:	Multiple Onsite, Space Dependant
Ceiling Height:	12'9"-15'1" (Main Plant)
Gas:	Piedmont Natural Gas
Water:	Board of Public Works
Electric:	Duke Energy
Power:	6MW existing (Sub-Station Onsite)
Sewer:	Board of Public Works

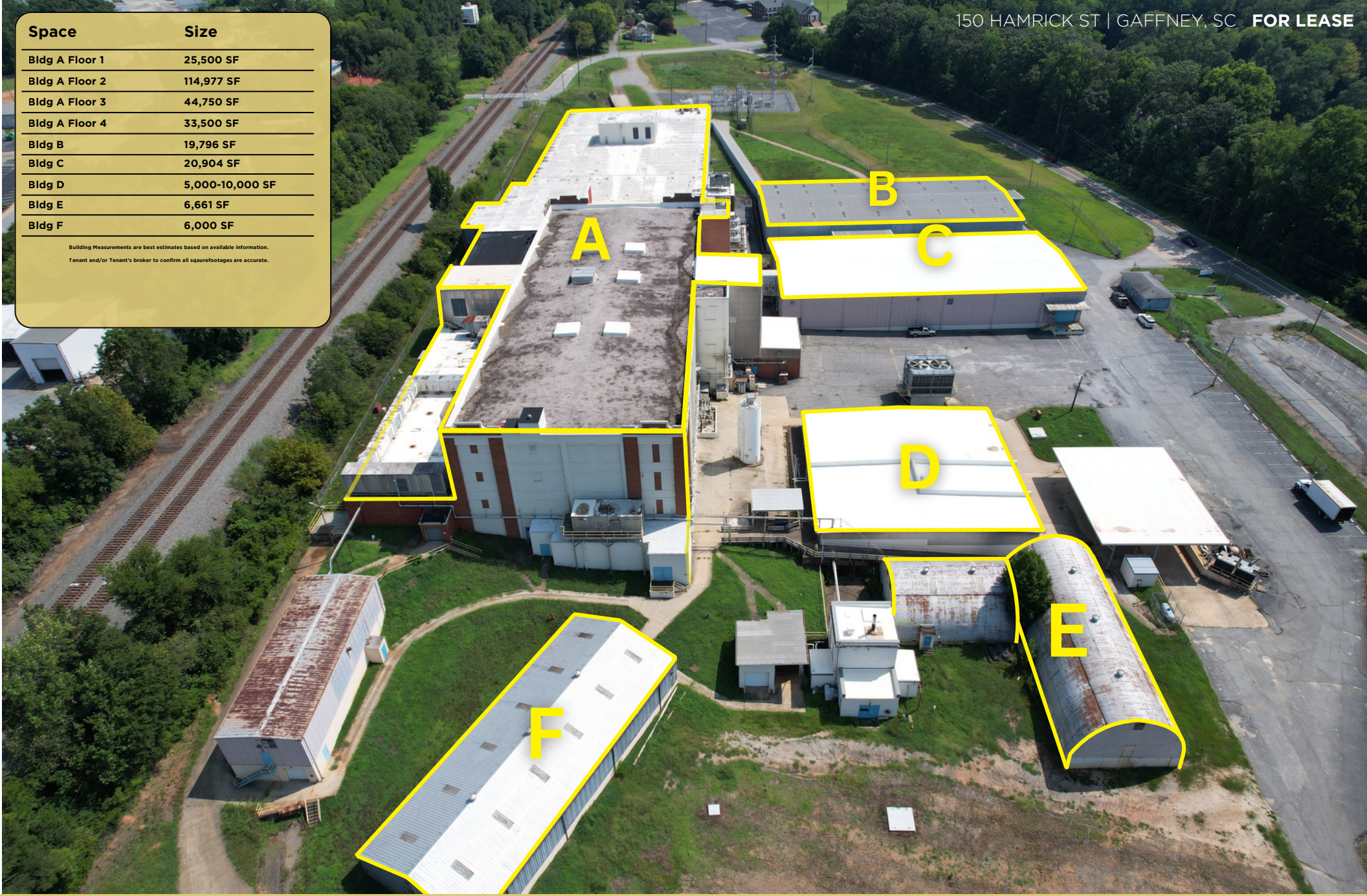


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Space	Size
Bldg A Floor 1	25,500 SF
Bldg A Floor 2	114,977 SF
Bldg A Floor 3	44,750 SF
Bldg A Floor 4	33,500 SF
Bldg B	19,796 SF
Bldg C	20,904 SF
Bldg D	5,000-10,000 SF
Bldg E	6,661 SF
Bldg F	6,000 SF

Building Measurements are best estimates based on available information.
Tenant and/or Tenant's broker to confirm all squarefootages are accurate.



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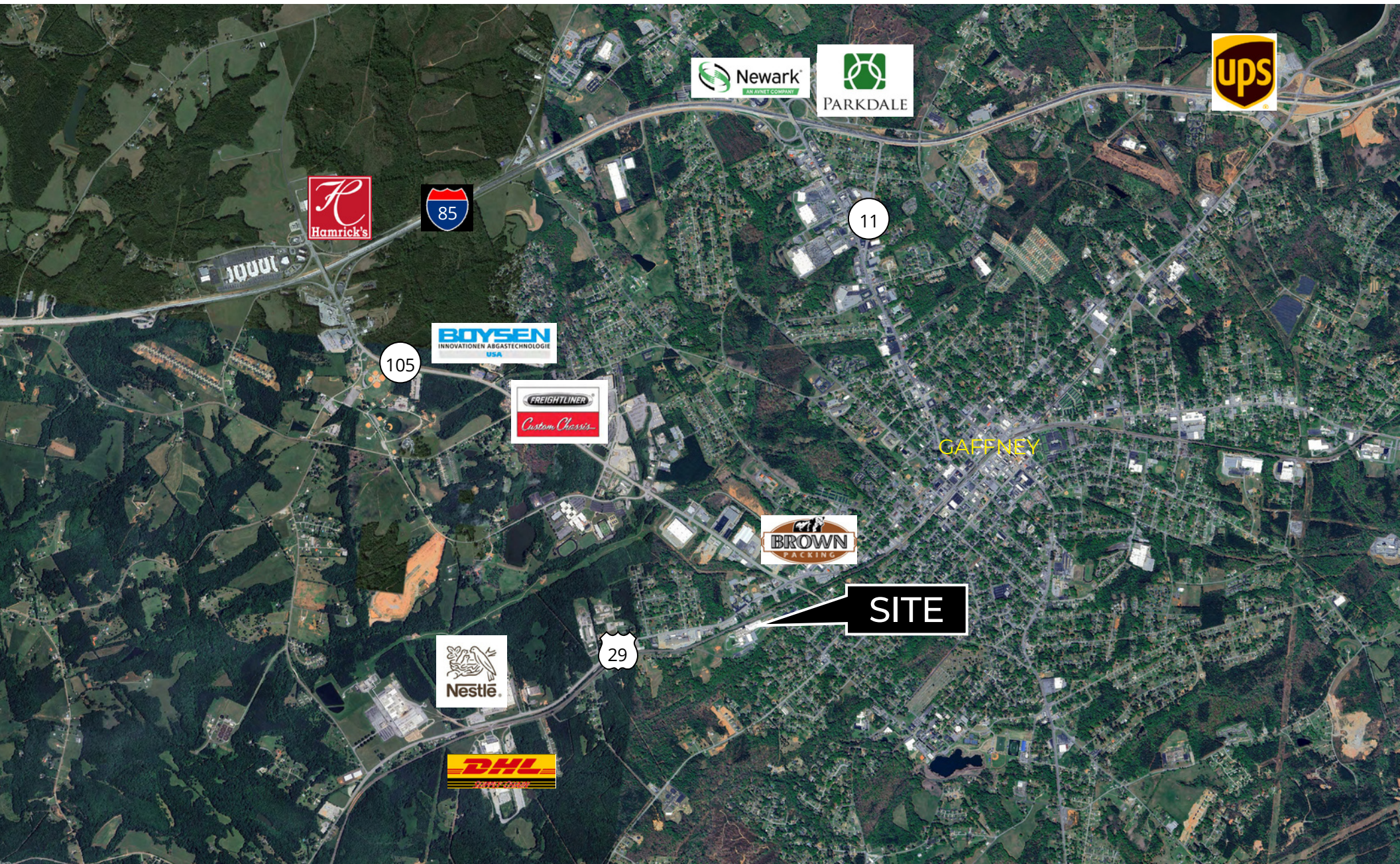
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