



±30,000 SF

\$1,500,000

Great Warehouse/Distribution Location!

- ±3.69 Acre Site
- ±16,500 SF Climate-Controlled Industrial Space
- ±11,550 SF Additional Warehouse
- ±1,950 SF of Office
- Four Dock Doors
- 480V / 400A / 3-Phase Power | ±14' Eave / Wall Height
- Demographics and aerials available upon request

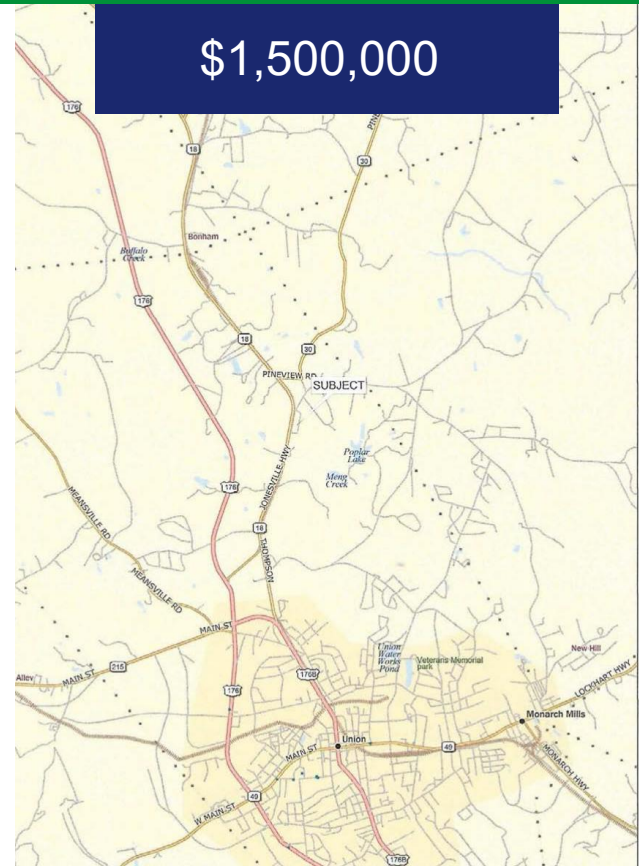
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

215 N. Pine Street, 1st Floor, Spartanburg, SC 29302 - 864.583.1001

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PROPERTY DETAILS

Property Type	Industrial / Manufacturing / Warehouse
Building Size	±30,000 SF
Site Area	±3.69 Acres
Office / Conference	±1,950 SF
Climate-Controlled Space	±16,500 SF
Additional Warehouse	±11,550 SF
Loading	4 Dock-High Doors
Power	480V / 400A / 3-Phase
Eave / Wall Height	±14'
Lighting	LED
Flooring	Epoxy Floors
Utilities	Municipal Water (Town of Union), Septic (5,000 gallon) & Natural Gas (Town of Union)
SC Inland Port Greer	±46 Miles
Atlanta, GA	±201 Miles
Charlotte, NC	±66 Miles

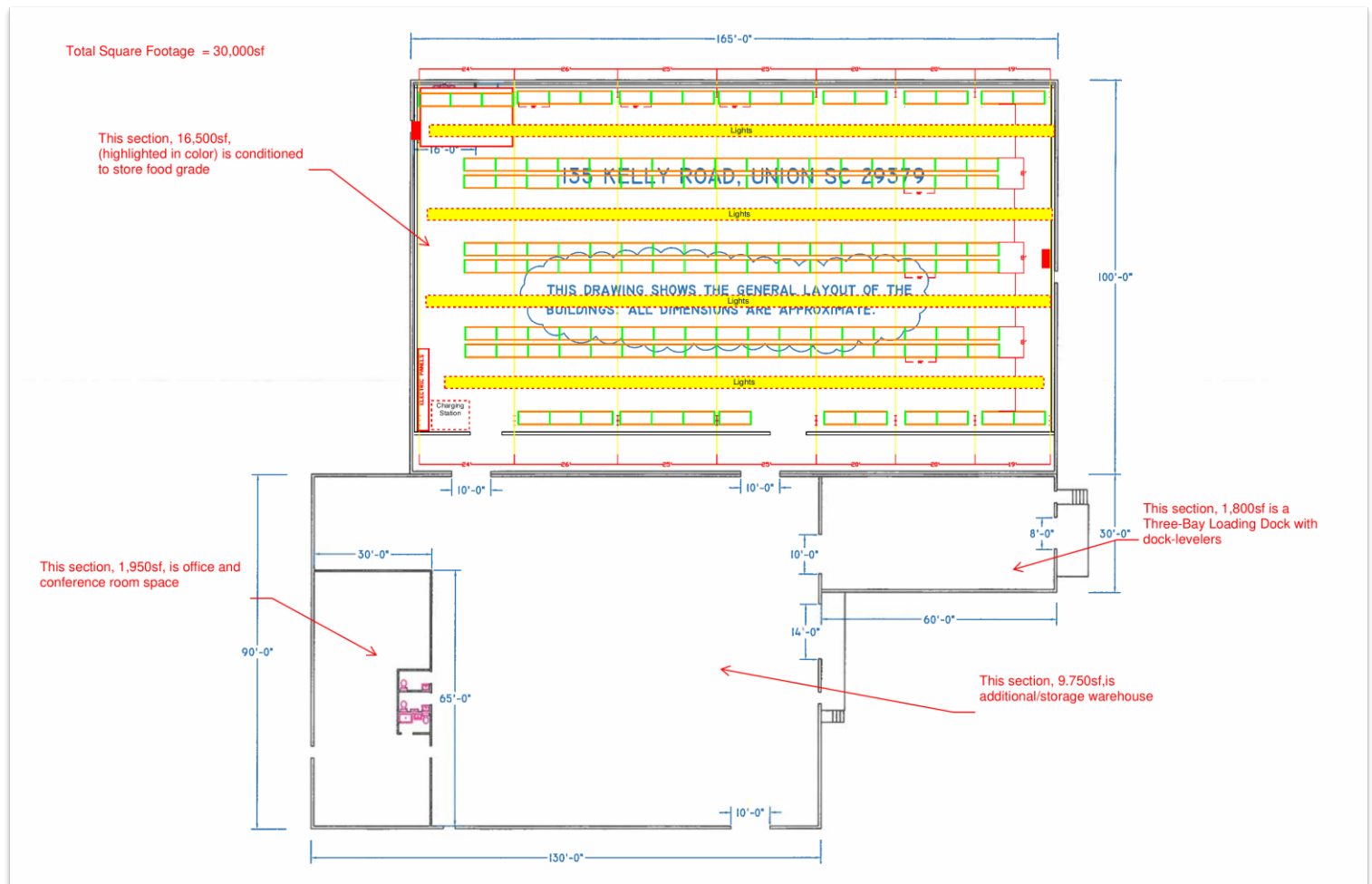
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BUILDING LAYOUT



SITE PLAN

