

For Sale: +/- 31,500 SF Building on +/- 11.84 Acres Off I-85 in SC



Building Exterior View



Facility on +/- 11.84 acres at 5920 N. Main St. (US 29), Cowpens, SC 29330

Purchase Price: \$850,000

Description: Property is strategically located +/- 3 miles off Interstate I-85 (Exit 83) near Spartanburg, SC in an area of modern industrial and manufacturing facilities. +/- 5.44 acres are developed and consist of one building with paved parking and traffic areas. Remaining +/- 6.4 acres are undeveloped, wooded land. Northern border of property is formed by an active RR track. 1-story pre-engineered industrial building completed in 1997. Gable roof with 15'4" eaves and 27.8' center clear height. Sprinklered. Rail spur study available.

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| Tax Map #: | 3-10-00-102.03 |
| Deed Book/Page: | DB 64M / PG 290 (Spartanburg County ROD) |
| Zoning: | UNZONED (Unified Land Management Ordinance) |
| Topography: | Level - Gently rolling |
| US 29 Frontage: | +/- 705.8 ft |
| Building Gross SF: | +/- 31,500 (+/- 1,500 Office & +/- 30,000 Plant Area) |
| Loading Docks: | 4 with levelers |
| Utilities: | Sewer, water, 3 phase electrical (2000 amp panel) & natural gas |
| HVAC: | Gas forced air heat; Office has electric AC |
| Roof Type: | Galvulume metal roof |
| Foundation: | Concrete Slab: Office, 4"; Plant Area, 6" |

For detailed information go to: <http://www.assetmarketing.us>

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