

# INDUSTRIAL WITH RAIL FOR SALE OR LEASE



## 844 SE MAIN STREET | SIMPSONVILLE, SC

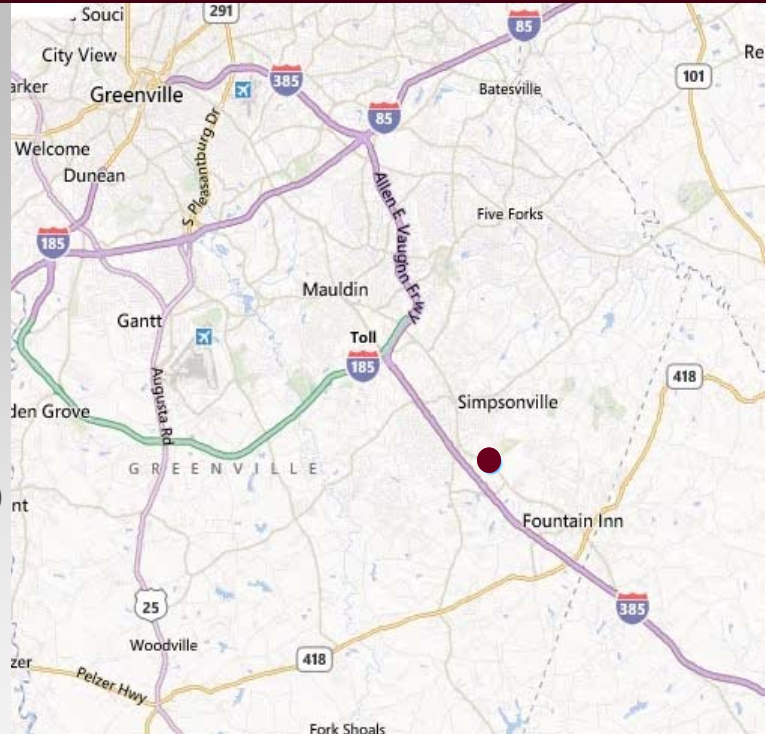
**AVAILABLE SPACE:** ±136,245 SF  
Bay 1-±38,400 SF  
Bay 2-±30,500 SF  
Bay 3-±38,400 SF  
Addition 1- ±7,764 SF  
Addition 2-±18,555 SF

**ACREAGE:** ±14 Acres

**ZONING:** I-1, Greenville County

**LOCATION:** Approximately 1 mile from I-385

- FEATURES:**
- Brand New Roof (2012)
  - Brand New Sealed & Striped Parking Lot
  - Pre-stress Concrete Construction
  - Air-conditioned warehouse spaces (Bays 1 & 2)
  - Rail access by Carolina Piedmont
  - T-5 Lighting
  - IR Wiring
  - 24' - 50' Clear Ceiling
  - 6" Concrete Floor
  - 8 Dock High Doors (8'x10') with dock seals, pit levelers and dock shelters
  - 4 Drive-in Doors (12'x15')
  - Multiple 2000 Amp Services
  - 40 x 40 Column Spacing

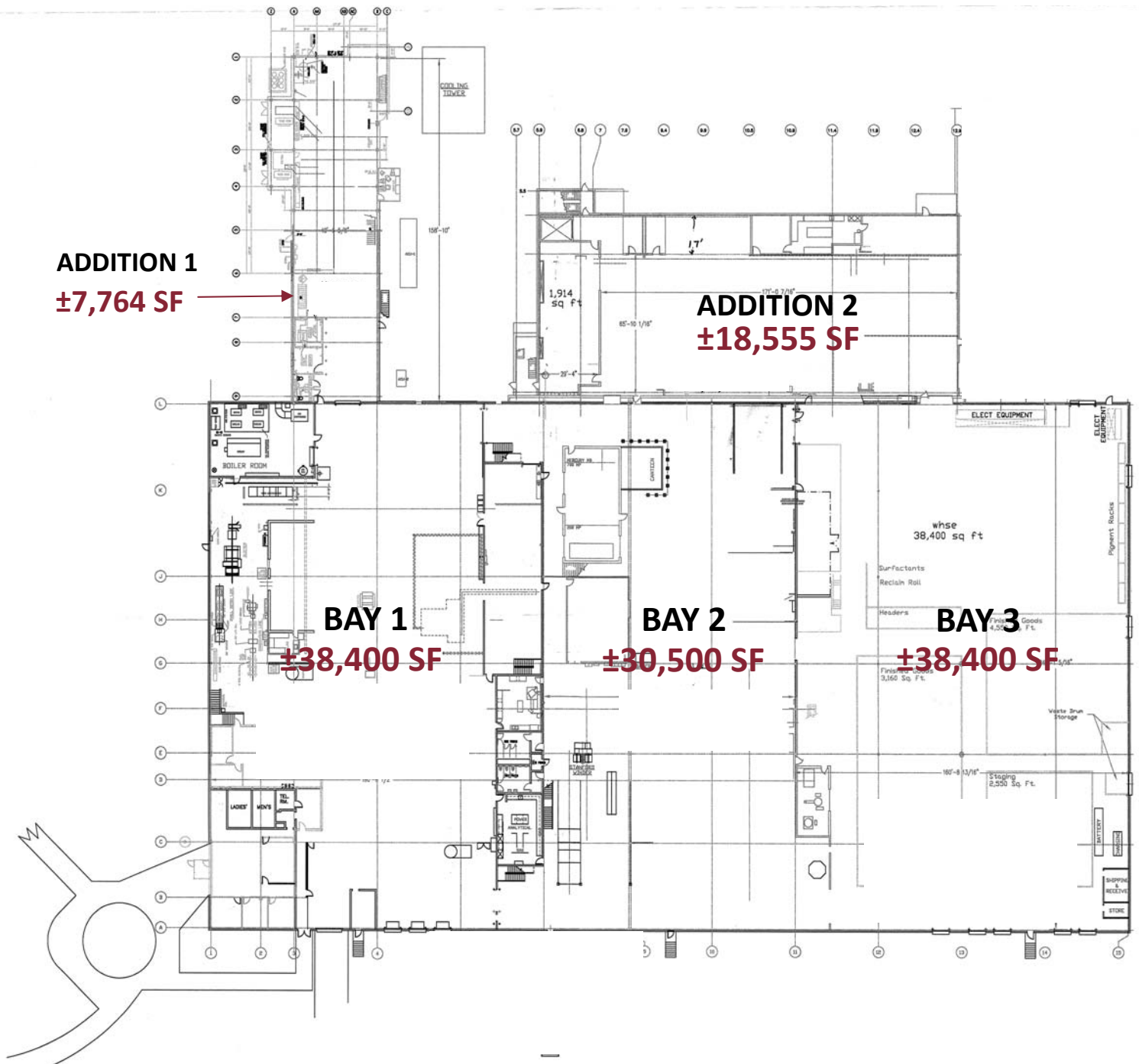


**864.704.1040**

**ASKING PRICE: \$4,750,000**  
**LEASE RATE: \$2.95/SF (NNN)**

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## FLOOR PLAN



## ADDITIONAL PHOTOS

