#### FLEX WAREHOUSE WITH WALK-IN FREEZER

138 Leader Drive, Piedmont, SC 29673



#### PRICE REDUCTION



#### PROPERTY DETAILS

Close Proximity to I-85, Greenville & Powdersville

- » 8,350+/- SF total space:
  - 2,535 SF warehouse with 2 dock high doors (8'x10') and 1 drive-in door (12'x12')
  - 1,529 SF offices, kitchen/breakroom, reception area and 3 restrooms
  - 1,260 SF cold processing room (heated & cooled) 3,026 SF specialized walk-in freezer
- » 1+/- acre; Anderson County Tax Map No. 236-00-07-034
- » Clear span
- » Honeywell Security System
- » Lease Rate \$3,800/Month Modified Gross \$5.46/FT includes taxes - 3 to 5 Year Term
- » Sale Price \$419,000 REDUCED TO \$399,500



# Contact

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No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV - Broker In Charge



## Warehouse





### Freezer

Freezer was constructed inside building shell as a panel-type system. Floor is specialized freezer floor with supporting system of concrete over foam giving it the capacity of 20-30 degrees below 0.



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