

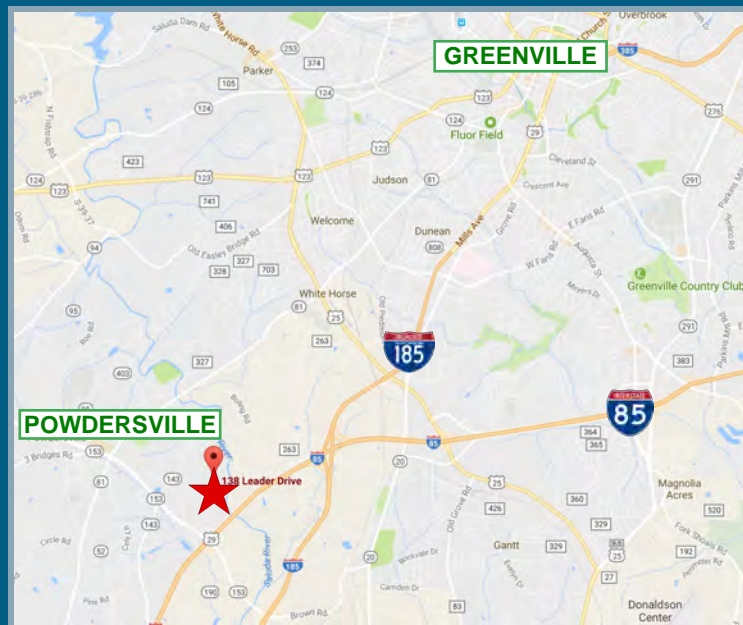
**PRICE REDUCTION**



## 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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**Warehouse**



**Drive-In Door**



**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.**