

WOODLOCK CAPITAL

# 354 HYATT STREET

GAFFNEY, SOUTH CAROLINA

3.94± ACRES / 5,800SF WAREHOUSE & OFFICE



AVAILABLE *FOR* LEASE / SALE

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## WOODLOCK CAPITAL

2201 Mechanic Street, Charleston SC 29405

Office: 843-906-1137

### MEGAN ANDERSON

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843-323-7634

### RYLEY MCLELLAN

[ryley@woodlockcapital.com](mailto:ryley@woodlockcapital.com)

828-989-9642

## SITE ACCESS

Site access will be provided by Megan Anderson, or Ryley McLellan. Please contact one using the contact information in the lower lefthand corner in lieu of contacting property management.

## CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 354 Hyatt St, Gaffney, SC. All offering materials are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

No representation is made by owner or Woodlock Capital as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation expressed or implied, is made by Woodlock Capital or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected and encouraged to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Owner and Woodlock Capital, LLC each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

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# PROPERTY DETAILS

**VPD:** 14,000+ on Hyatt St

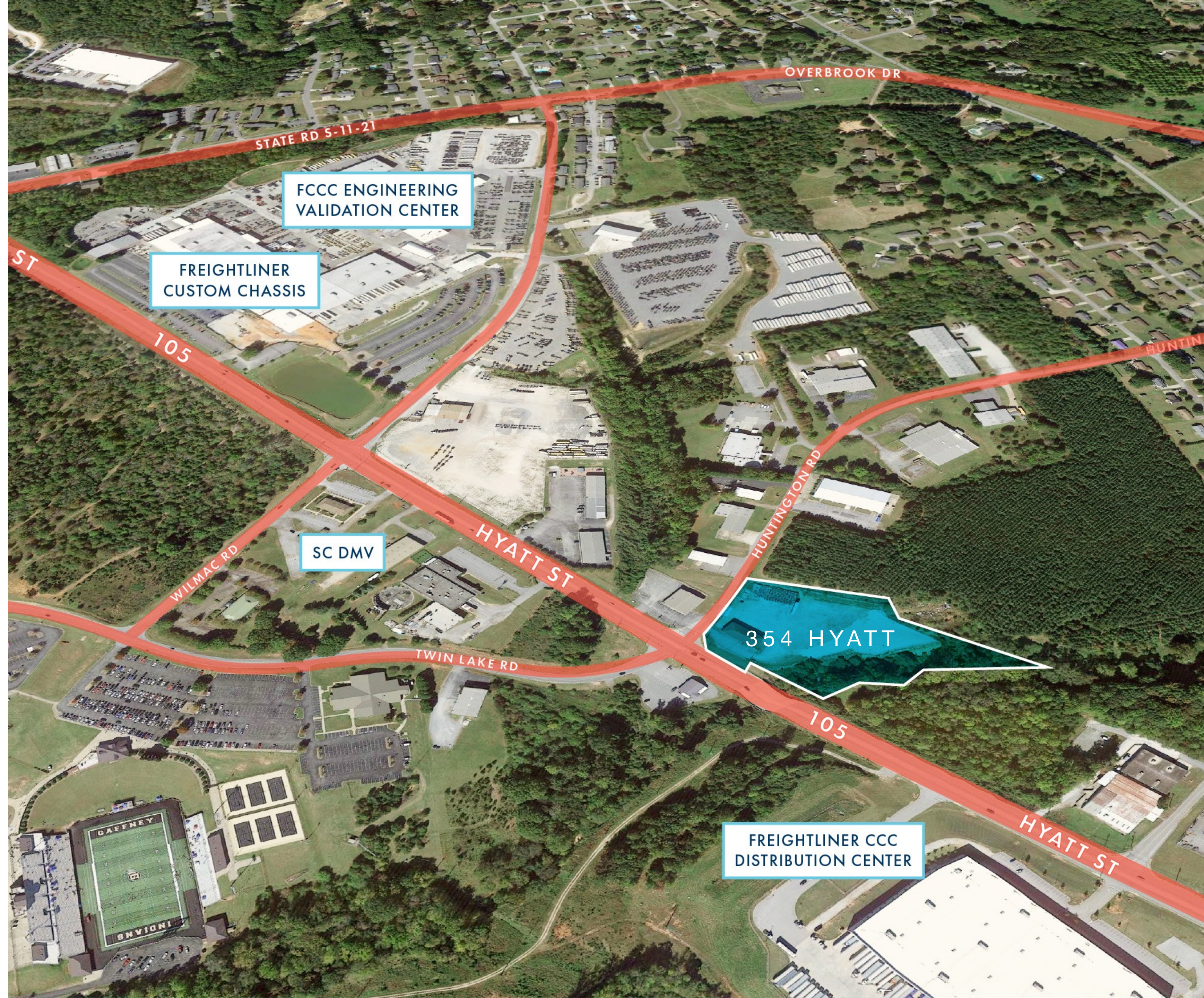
## 354 HYATT ST

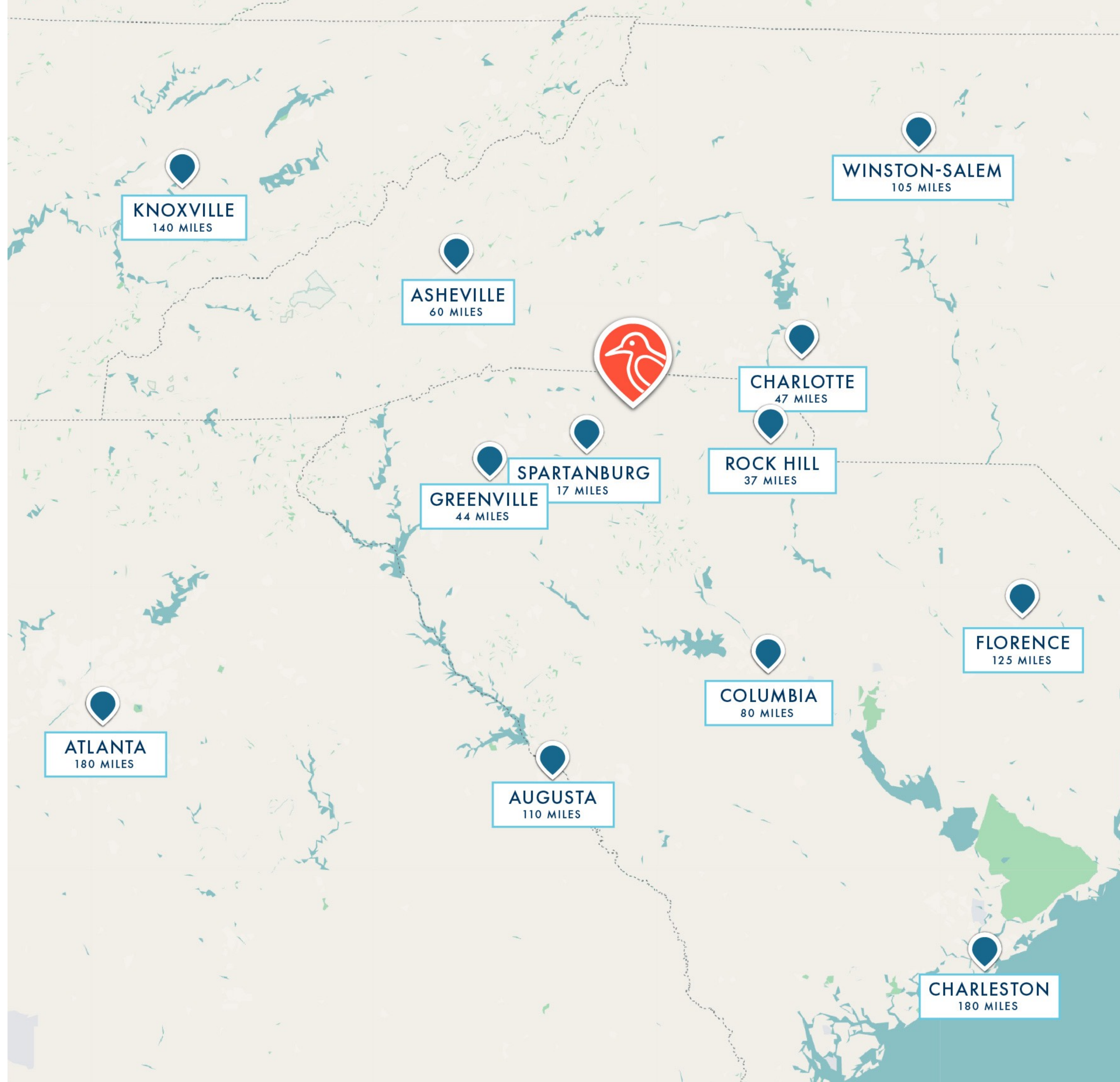
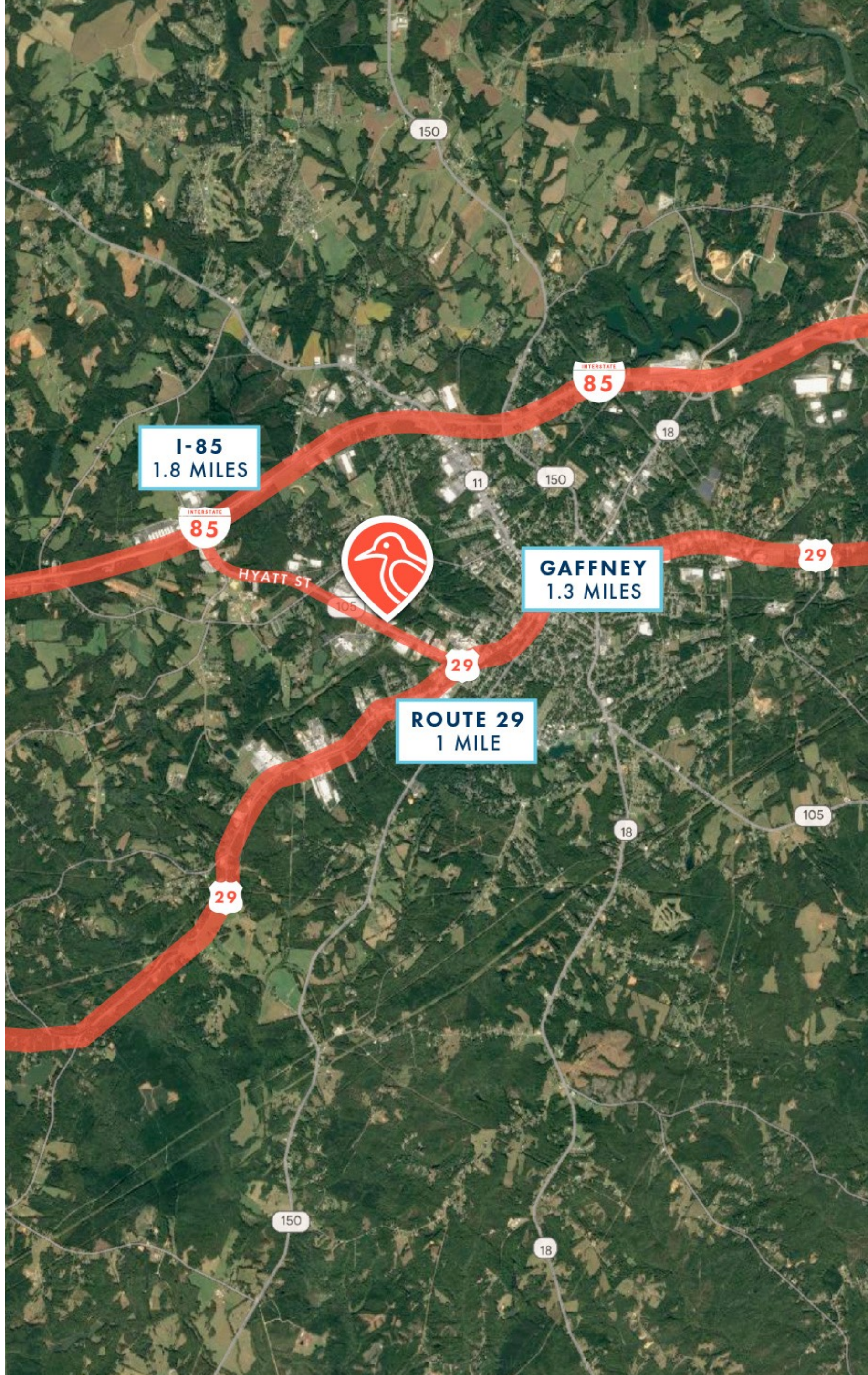
Parcel ID: 081-00-00-023

Cherokee County

South Carolina 29341

- 3.94 acres
- 5,800sf warehouse & office
- 2 roll-up doors (14x12ft)
- 17ft clearance
- Industrial Zoning
- Fenced in & paved







# WOODLOCK CAPITAL

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