



Three Move-In Ready Industrial Warehouses Available **For Sale**

5965 US Hwy 221 | Roebuck, SC

Buildings 1, 2 and 3 | ±76K SF Total

Reduced Price: \$4,995,000

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Buildings 1,2 and 3 are available for sale

Warehouse 1

Building SF Breakdown:	Warehouse SF	±30,000 SF
Clear Height:	12'-14'	
Dock Doors:	2	
Drive-in Door:	2	
Restrooms:	4	
Auto Parking:	±35 spaces	
Additional Amenities:	Locker room, breakroom	

Warehouse 2

Building SF Breakdown:	Warehouse SF	±20,000 SF
Office/Lab		±7,000 SF
Mezzanine		±1,100 SF
Clear Height:	28'-30'	
Dock Doors:	2	
Drive-in Door:	1 (12'x14')	
Restrooms:	4	
Auto Parking:	±50 spaces	
Fire Protection:	100% sprinkled	

Warehouse 3

Building SF Breakdown:	Warehouse SF	±18,000 SF
Office		±500 SF
Clear Height:	14'-16'	
Dock Doors:	2	
Drive-in Door:	1 (10'x12')	
Restrooms:	4	
Auto Parking:	±50 spaces	
Outside Storage:	Fenced storage in rear	



Total Availability: ±76K SF



±183,936
Total daytime
population within
10-miles (2025)



US Hwy 221
visibility
±19,200 VPD
(2025)



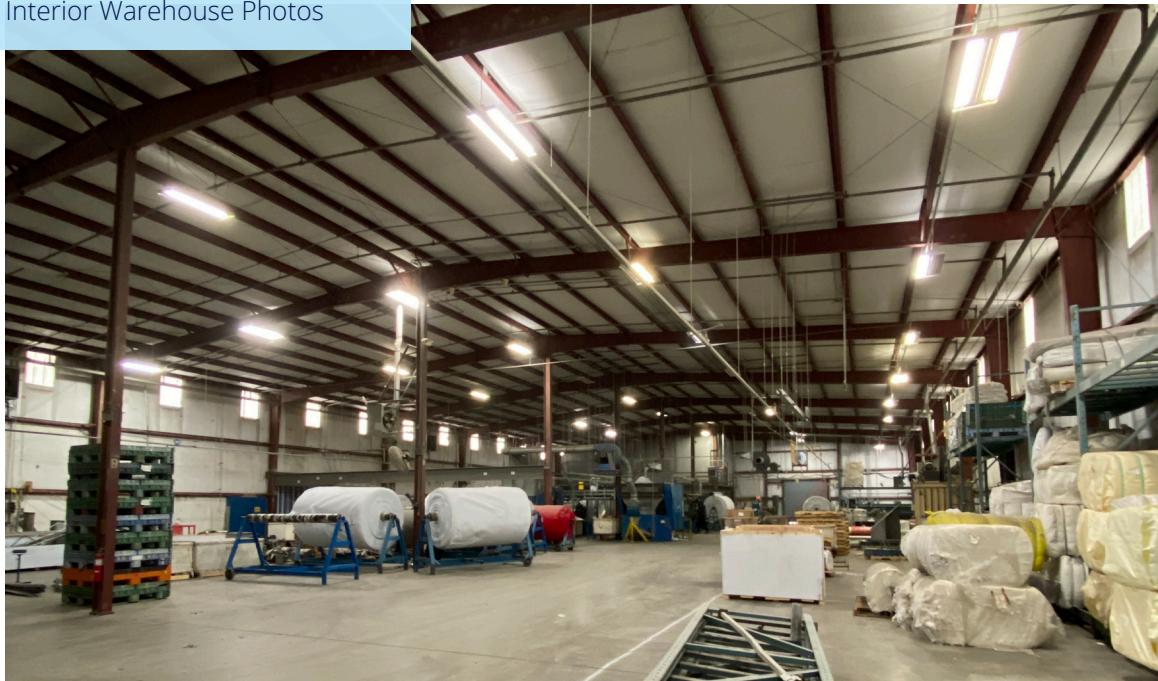
Located in growing
industrial corridor
< 1 mile from I-26



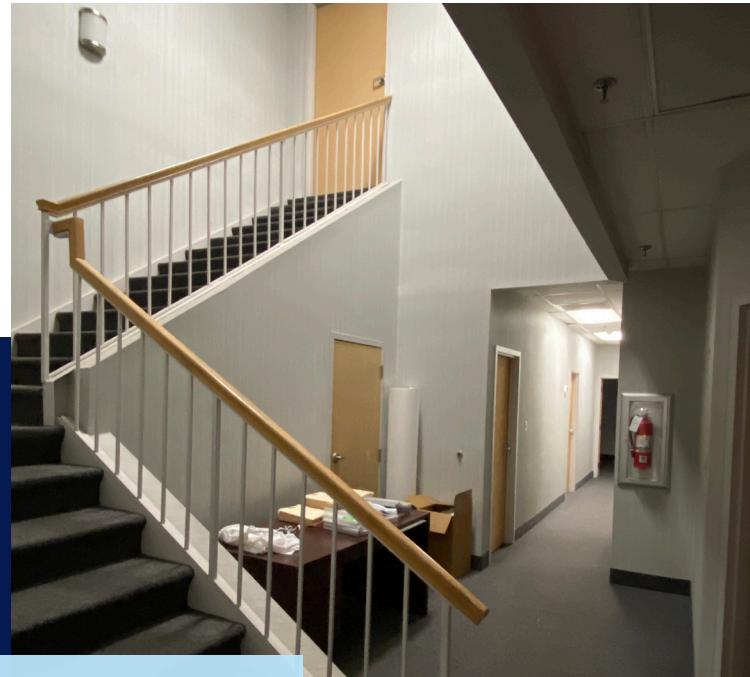
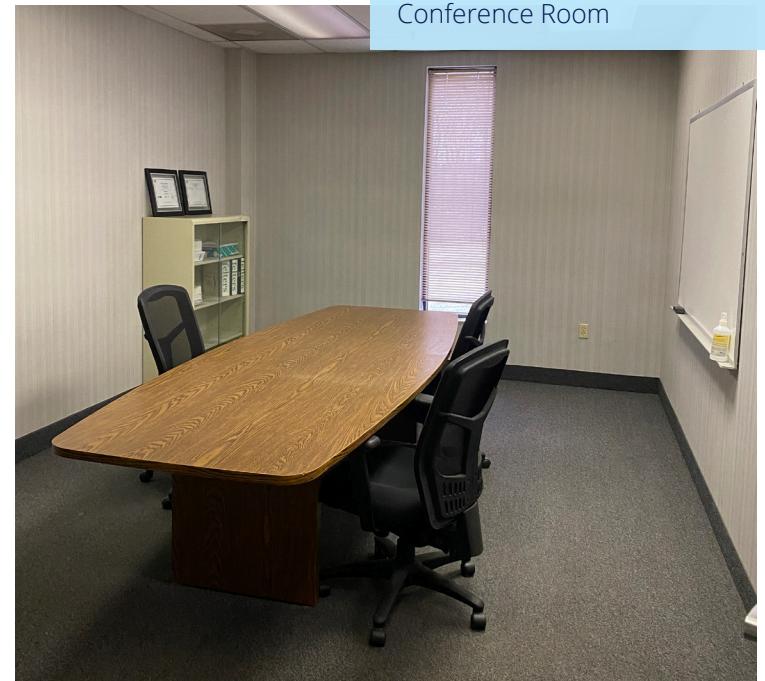
Most competitive
lease rates for
surrounding area

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Interior Warehouse Photos



Conference Room



Staircase



Kitchen Space

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Key Distances

I-26 (Exit 28)	Less than 1 mile
I-85	±13 miles
Spartanburg, SC	±8 miles
GSP Int'l Airport	±18 miles
Gaffney, SC	±34 miles
Charlotte, NC	±88 miles
Charlotte Douglas Airport	±77 miles

BMW	±16 miles
Inland Port Greer	±17 miles
FedEx	±13 miles
UPS	±28 miles
Adidas	±12 miles
Amazon	±14 miles
Michelin HQ	±21 miles

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