

# FOR LEASE

±20,000 SF Industrial Facility

373 Huntington Rd | Gaffney, SC



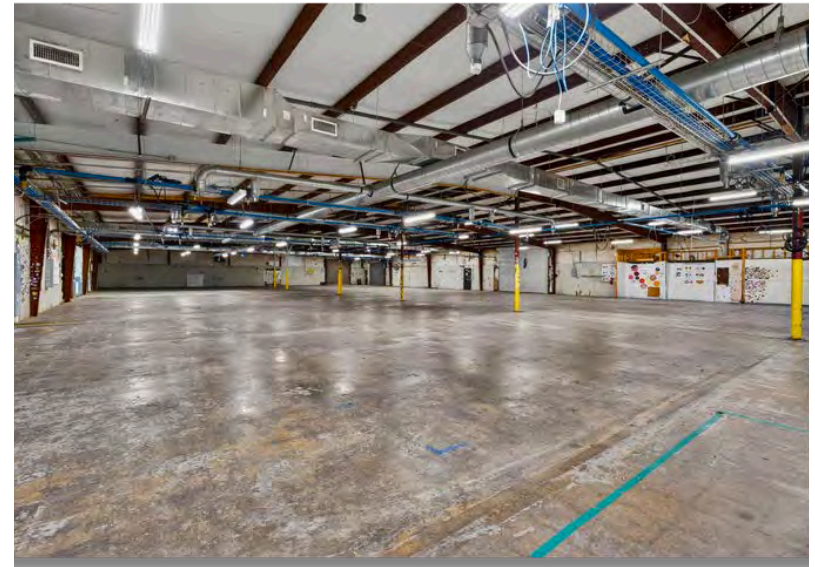
# Executive Summary

373 Huntington Rd | Gaffney, SC

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## Property Highlights:

- **Total Building Size:** ±20,000 SF
  - ±16,500 SF Warehouse/Manufacturing Space
  - ±3,500 SF Office Space
  - ±1,000 SF Storage Building (not included in total SF)
- **Lot Size:** ±2.01 Acres
- **Ceiling Heights:** 14'
- **Heavy Power:** 3 Phase, 1,200a/600V
- **Dock Door:** (1) 12'x10'
- **Drive-in Doors:** (2) 12'x10' and 16'x12'
- **Column Spacing:** 25'x50'
- Fully Conditioned Warehouse
- Sewer, Water, Heavy Power, Natural Gas On Site
- Located in Cherokee County Tier-4 Incentive Zone
- ±2.1 Miles to I-85
- ±21 Miles to Spartanburg
- ±40 Miles to Greenville
- ±55 Miles to Charlotte



## Offering Summary

**Available Space:** 20,000 SF

**Lease Rate:** \$6.50/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.*

# Property Photos



# Property Photos





# Parcel Overview



# Location Map

Gaffney, SC

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# Contact Information

Reedy Commercial

# REEDY

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.

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