

INDUSTRIAL FOR SALE

±333,500 SF ON ±59.14 AC | EXCESS LAND FOR ADD'L ±300,000 SF

SHORT TERM WALT - 100% LEASED

PRICE REDUCTION



5950 N MAIN ST | COWPENS, SC 29330

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PROPERTY HIGHLIGHTS

5950 N MAIN ST | COWPENS, SC 29330



BUILDING SIZE

±333,500 SF total
±4,400 SF covered storage



CRANE

10-Ton, 40' Span



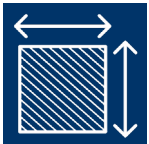
OFFICE SPACE

±13,400 SF office



LOADING

28 dock high doors
3 drive in doors



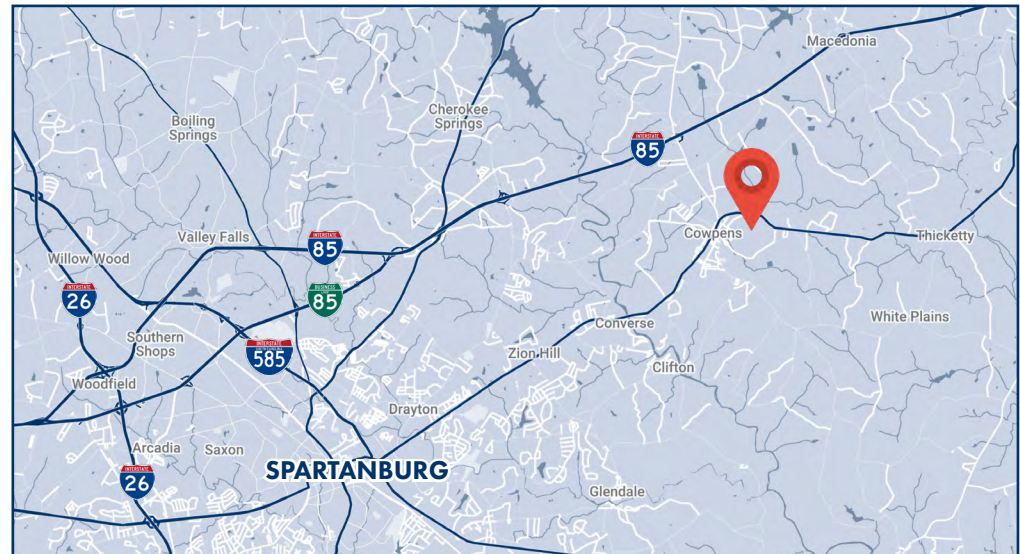
LOT SIZE

±39.98 acres - building
±19.71 acres - additional



SPRINKLER

Upgraded in 2021
On site water tank



PROPERTY DETAILS

5950 N MAIN ST | COWPENS, SC 29330

BUILDING	±333,500 SF total with ±13,400 SF office space	
ACREAGE	±39.98 acres Add'l ±19.71 acres available for expansion	
ZONING	Zoned I-1 (Light Industrial)	
TAX MAP IDs	3-10-00-102.01 & 3-10-00-102.02	
YEAR BUILT	1979-1991 (Renovated 2014, 2019, 2021, 2022 & 2023)	
CEILING HEIGHT	18-21'8", 19'3" - 22'4", & 29'8" - 31'3" (See page 4)	
LOADING	22 DH doors (8'x10')	2 DI doors (8'x10')
	5 DH doors (8'x8')	1 DI door (12'x18')
	1 DH door (12'x17')	
COLUMN SPACING	40' x 40'	
ROOF	TPO + tar and gravel See roof replacement details on page 5	
FIXED CRANE	1 10-Ton with 40' span	
SPRINKLER	Upgraded wet system - 2021 installation	
HVAC	100% heated; air conditioning offices only	
HEAVY POWER	3 phase, 4,000 Amp, 480 volts	
LIGHTING	Motion sensor T-8 lights	
RAIL SPUR	Norfolk Southern (NS)	
PARKING	±130 spaces; fenced lot with exterior lighting	



LEASE DETAILS

- 2 Tenants
- ±43,200 SF - Leased through Feb 2031
- ±49,200 SF - Leased through May 2028
- ±241,100 SF - Leased through Feb 2026

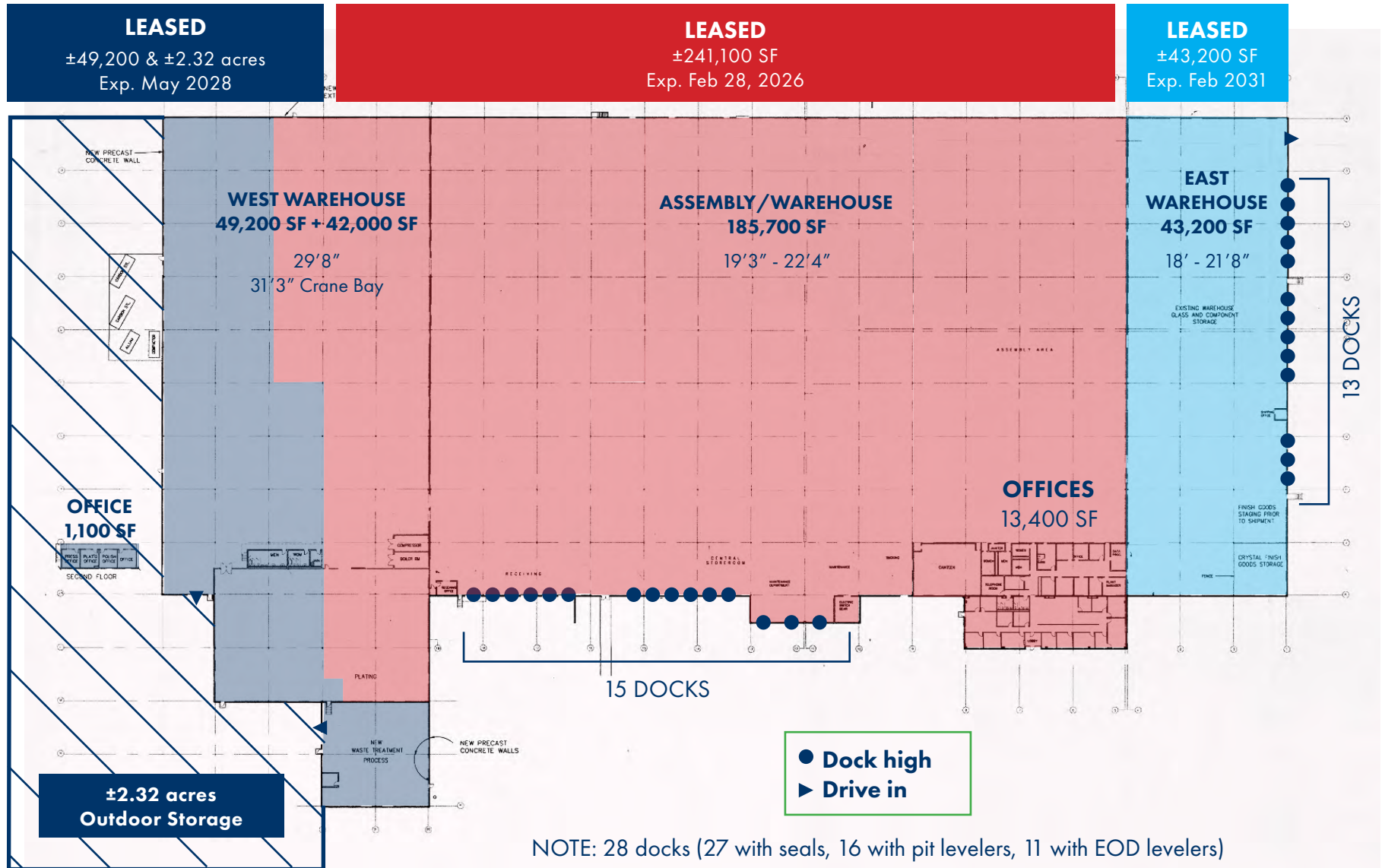
PRICE REDUCTION:

~~\$18,500,000~~
\$16,850,000



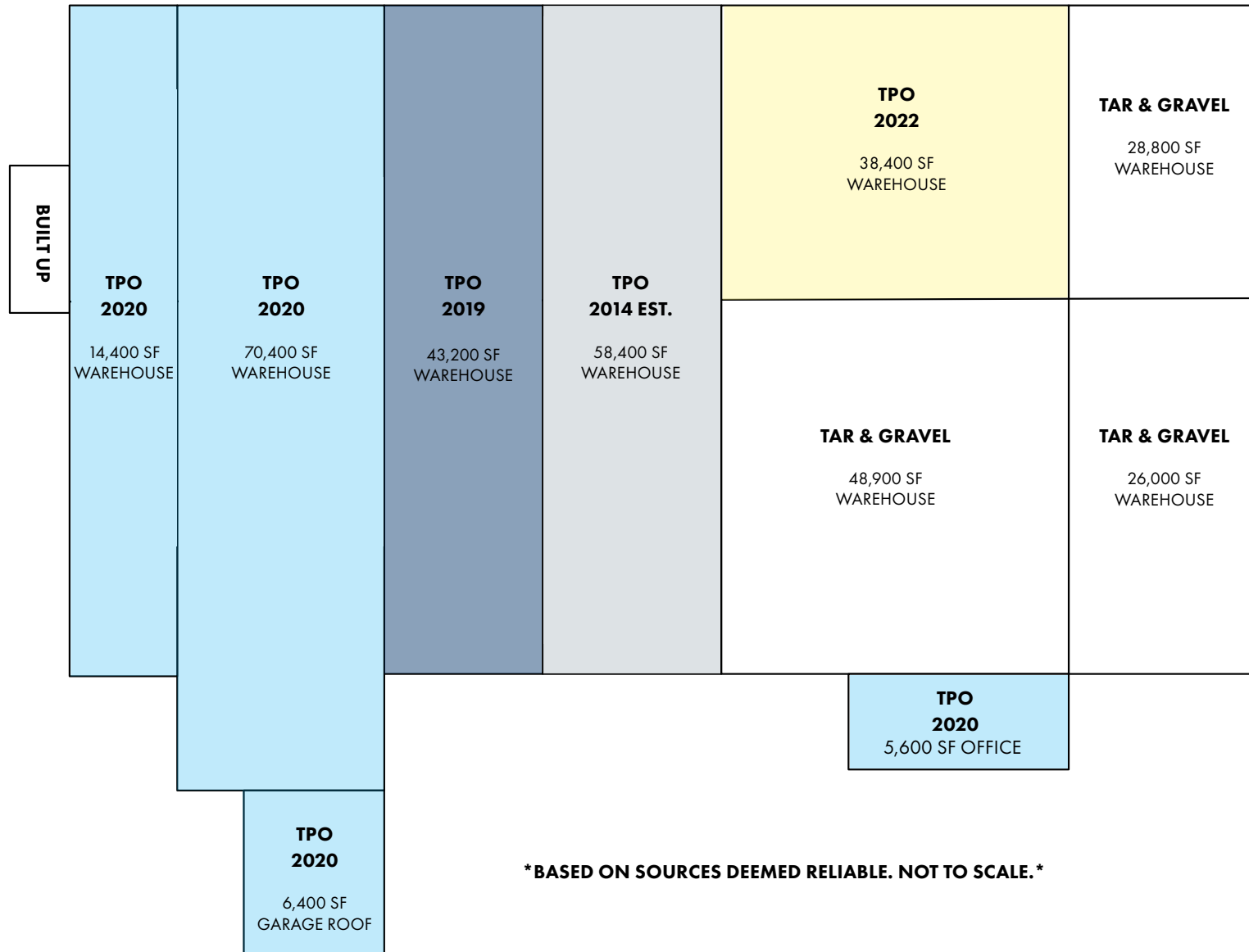
FLOOR PLAN

5950 N MAIN ST | COWPENS, SC 29330



ROOF REPLACEMENT DETAILS

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BASED ON SOURCES DEEMED RELIABLE. NOT TO SCALE.

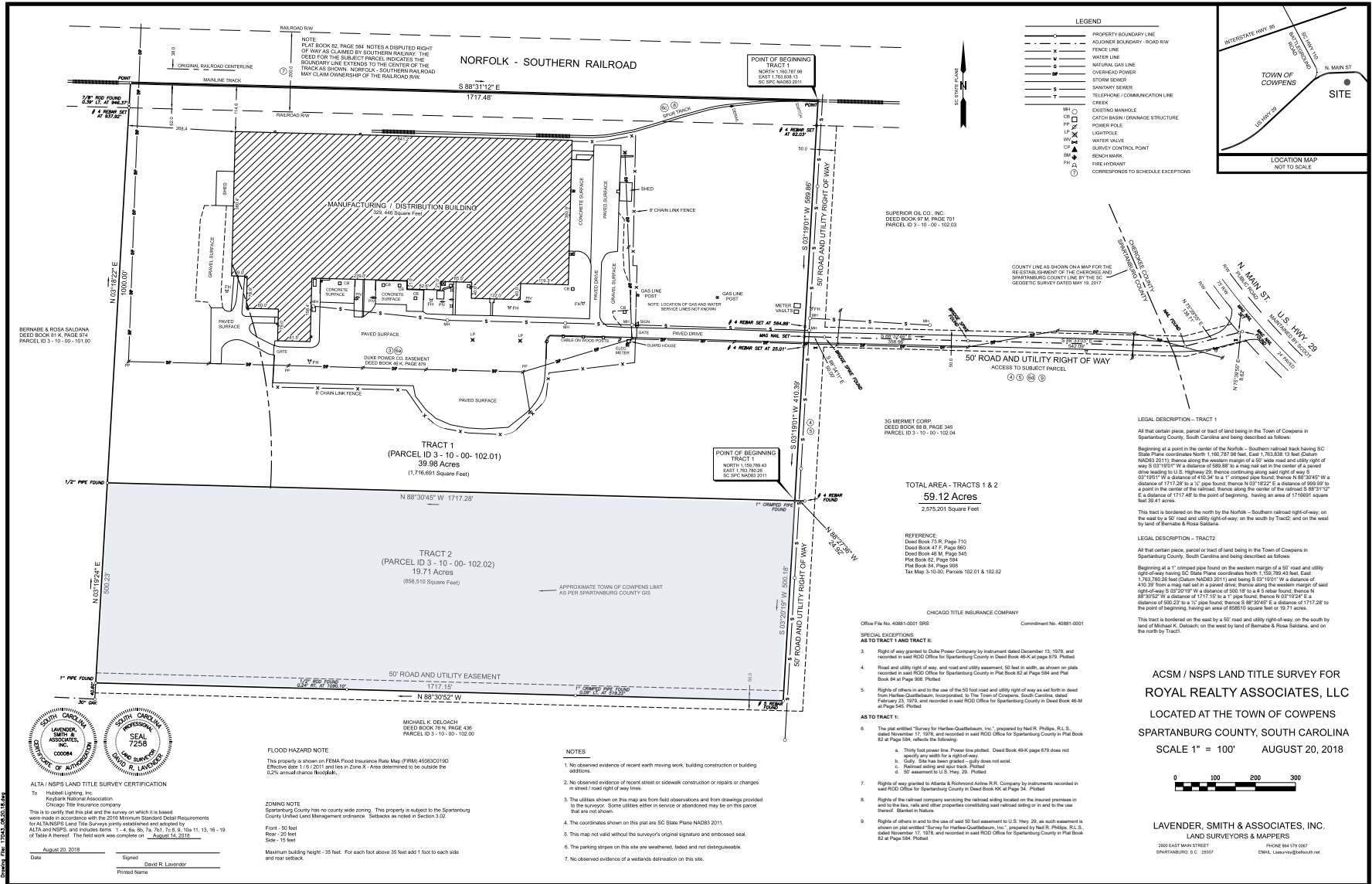
PHOTOS

5950 N MAIN ST | COWPENS, SC 29330



SURVEY

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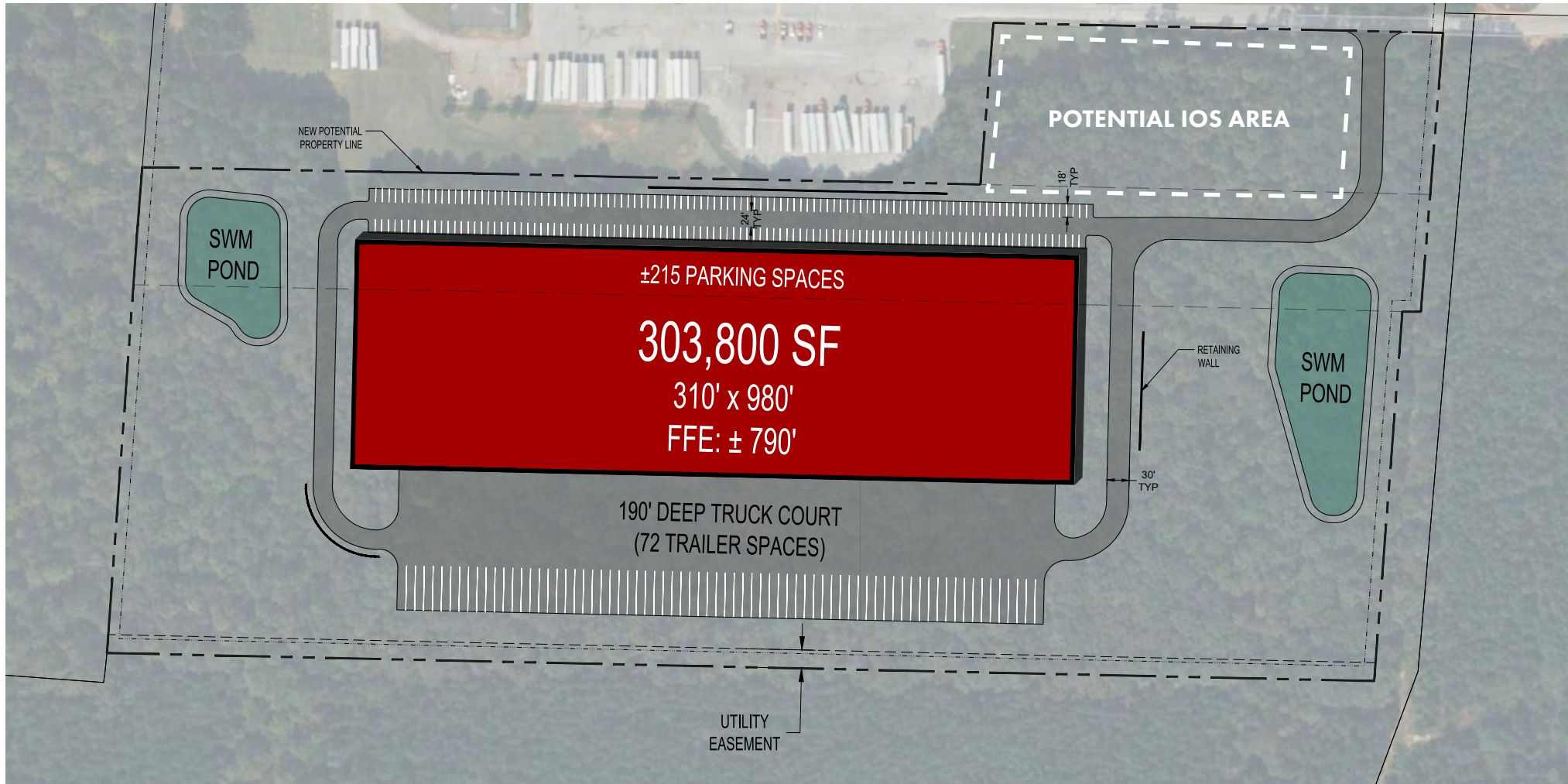


ACSM / NSPS LAND TITLE SURVEY FOR
ROYAL REALTY ASSOCIATES, LLC
LOCATED AT THE TOWN OF COWPENS
SPARTANBURG COUNTY, SOUTH CAROLINA
SCALE 1" = 100' AUGUST 20, 2018

LAVENDER, SMITH & ASSOCIATES, INC.
LAND SURVEYORS & MAPPERS
2600 EAST MAIN STREET
SPARTANBURG, S.C. 29307
PHONE 864 579 0047
EMAIL: Lsm@lavender-smith.com

EXPANSION OPPORTUNITY

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