



PRIME LOCATION ACROSS FROM WALMART, TACO BELL & ZAXBY'S ON HWY 8 IN PICKENS, SC

2628 GENTRY MEMORIAL HWY

- ±2,428 SF Building | ±0.95 ACRES
- Located at traffic signal, directly across from Walmart, Zaxbys and Taco Bell
- Ample surface parking onsite

Office features:

- Reception area
- 1 private office or conference room
- 1 bathroom
- Wall air unit

Warehouse features:

- 1 bathroom
- Gas heater
- One 12' roll up door
- Ceiling height: 13'10" at eaves, 15' center
- Two 10' roll up doors (1 automatic with opener)



LEASE RATE

\$1,750/MONTH + NNN

THE SPACE

2628 Gentry Memorial Hwy, Pickens, SC features a ±2,428 SF building (30'x80') on ±0.95 acres. The property is located in a prime location right across Walmart, Taco Bell and Zaxbys on HWY 8 in Pickens. The flex building features office space as well as warehouse/storage space with ample onsite paved surface parking.



INFORMATION

LEASE RATE	LOCATION
\$1,750/month + NNN	Tax Map: 4190-06-39-0373
BUILDING	PROPERTY
±2,428 SF	±0.95 acres

SPECS

OFFICE SPACE	WAREHOUSE SPACE
Reception area 1 private office or conference room 1 Bathroom Wall air unit	Two 10' roll up doors (1 automatic with opener) One 12' roll up door Ceiling Height: 13'10" at eaves, 15' center 1 Bathroom Gas heater



