

**\$550,000**

## I-85 & US Hwy 221 Exit 78

201 Sha Lane  
Spartanburg, SC 29307

### PROPERTY FEATURES

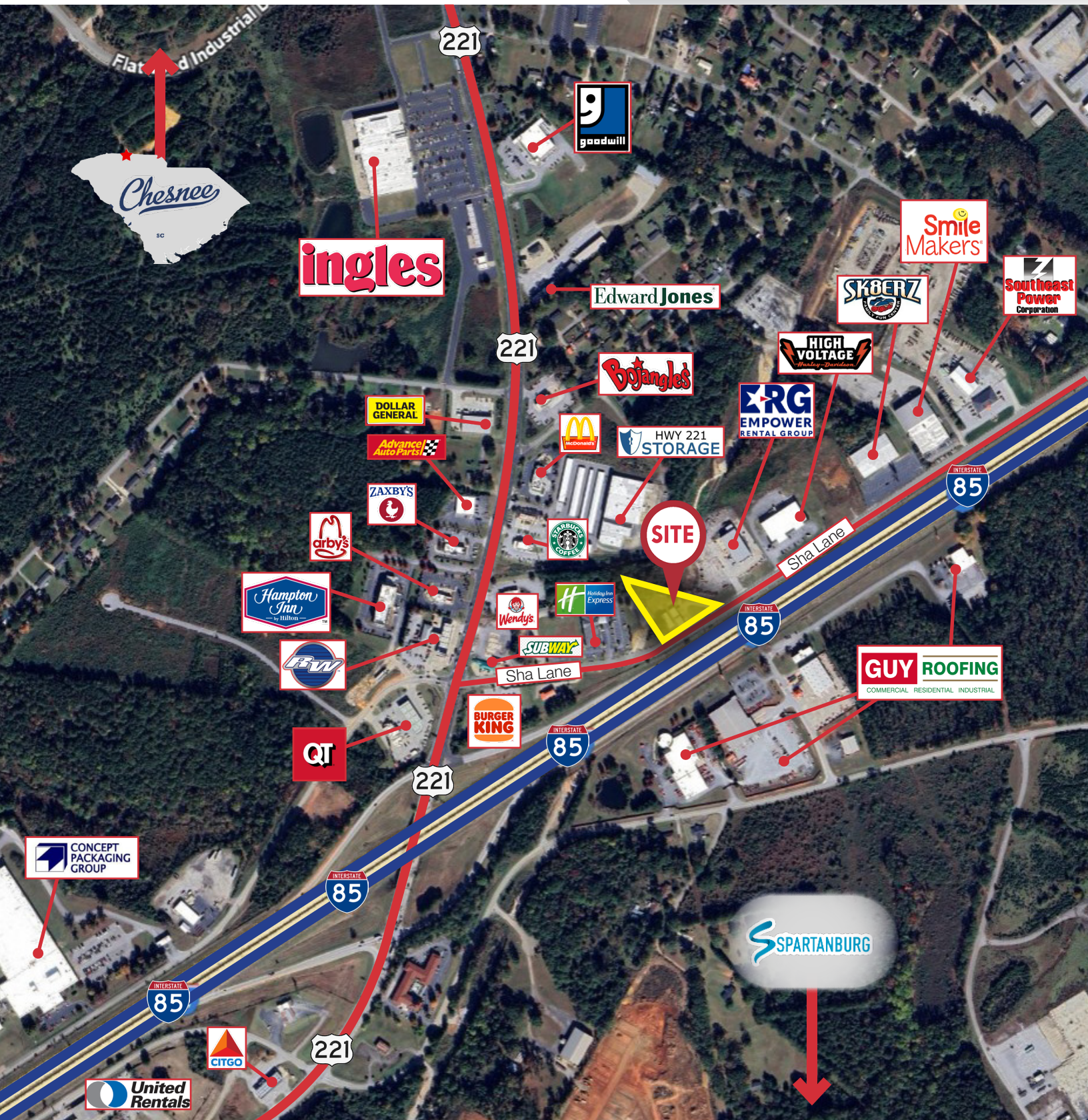
- Two buildings totaling 5,250+/- square feet
- Building 1: 3,000 sf retail/showroom, office, bathrooms, warehouse, 100% HVAC, 3-phase power, public sewer, 1 drive-in
- Building 2: 2,250 sf warehouse with 1 drive-in door
- .92 acres that is partially fenced with laydown area
- 71,200 AADT
- .25 miles from I-85 and US Hwy 221 Interchange
- Excellent visibility from I-85
- Easy access from I-85 via Exit 78.

**Stuart Smith**

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