

# INDUSTRIAL FOR LEASE

±241,100 SF WAREHOUSE/OFFICE | AVAILABLE MARCH 2026

**ALSO AVAILABLE FOR SALE**



**5950 N MAIN ST | COWPENS, SC 29330**

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# PROPERTY DETAILS

5950 N MAIN ST | COWPENS, SC 29330

## SQUARE FOOTAGE

±241,100 SF total available space  
±13,400 SF office & ±227,700 SF warehouse

## LOADING

15 Dock high doors (8'x10')

## WAREHOUSE

19'3" - 29'8" ceiling height  
40' x 40' column spacing  
Motion sensor T8 lights  
100% heated  
New wet Sprinkler - 2021 installation  
Heavy power - 3 phase, 4,000 Amp, 480 volts

## ZONING

Zoned I-1 (Light Industrial)

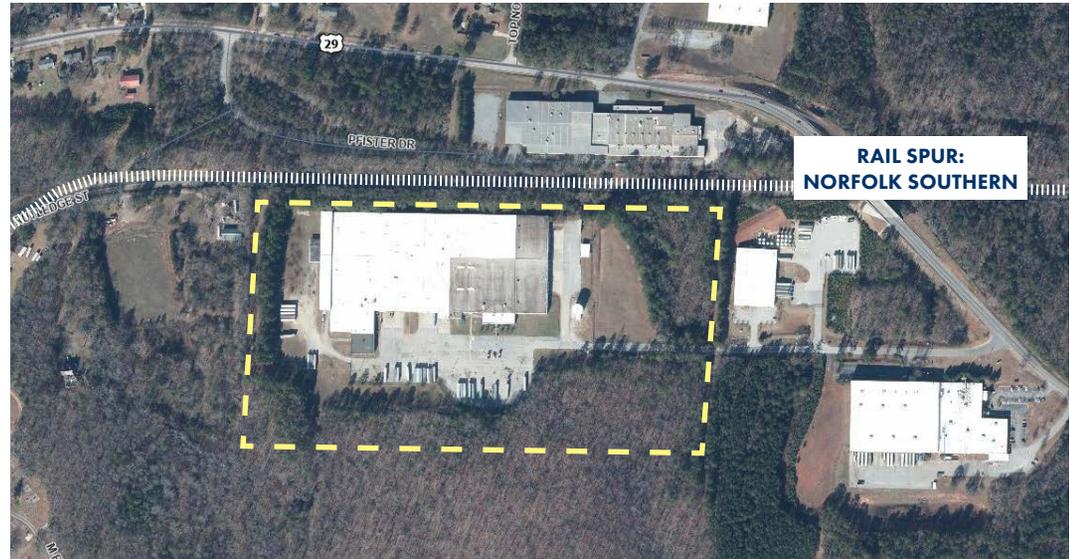
## RAIL SPUR

Norfolk Southern (NS)

## PARKING

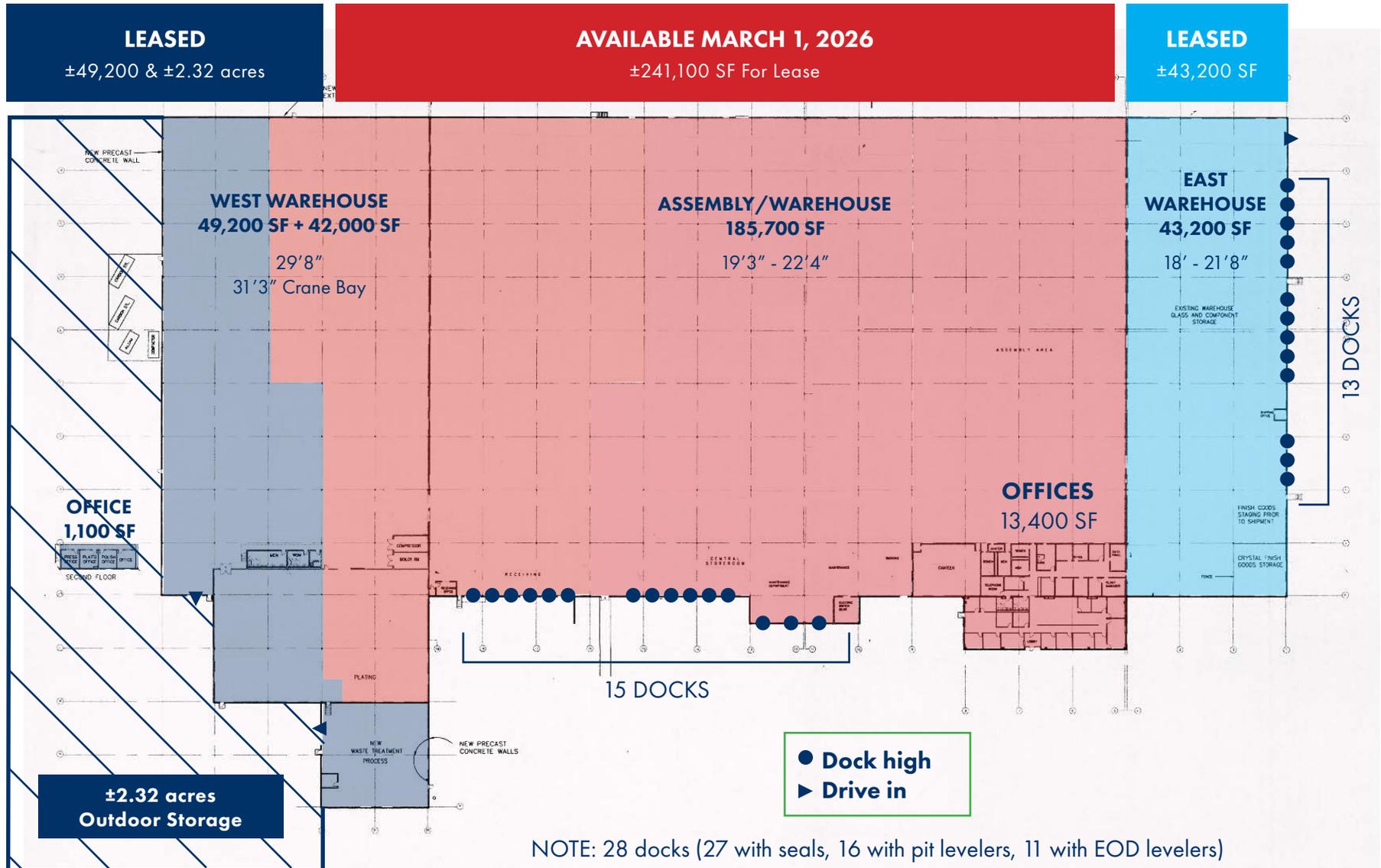
±130 spaces; fenced lot with exterior lighting

**FOR LEASE: \$4.25 PSF NNN**



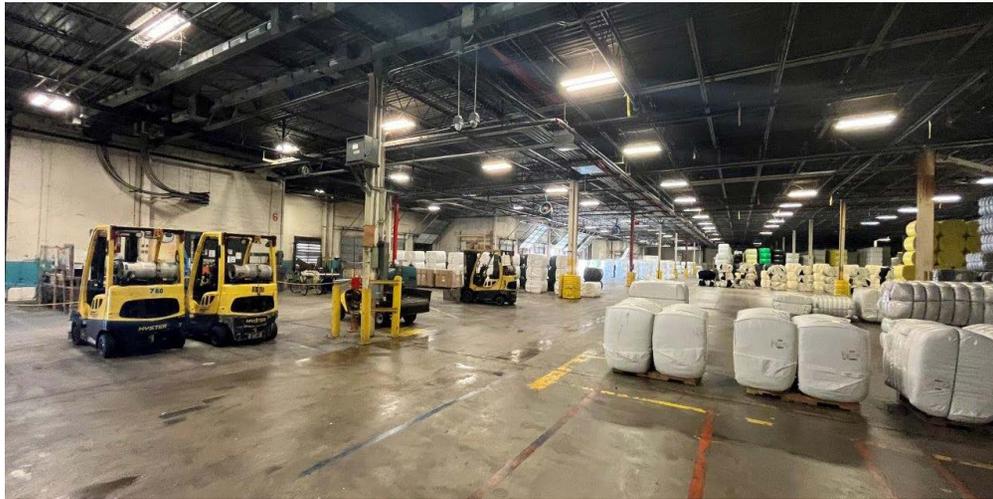
# FLOOR PLAN

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# PHOTOS

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