



**FOR SALE
3423 FORK SHOALS ROAD**

Simpsonville, South Carolina

±65,000 SF OF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

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EXECUTIVE SUMMARY

- $\pm 65,000$ SF of warehouse space on 20 acres
- The property consists of two warehouses totaling $\pm 65,000$ SF and one 10,000 SF industrial tent on a $\pm 15,000$ SF concrete pad.
- The property is fully fenced and offers 10 acres on the corner of Fork Shoals Road and New Harrison Bridge Road that is ideal for future development and/or lay down yard
- 5 Year sale leaseback
- Sale Price: \$5,600,000

SNAPSHOT

Address: 3423 Fork Shoals Rd
Simpsonville, SC

Tax ID: 0575.01-01-017.00

County: Greenville County

Property Type: Industrial

Available Space: $\pm 65,000$ SF

Zoned: S-1

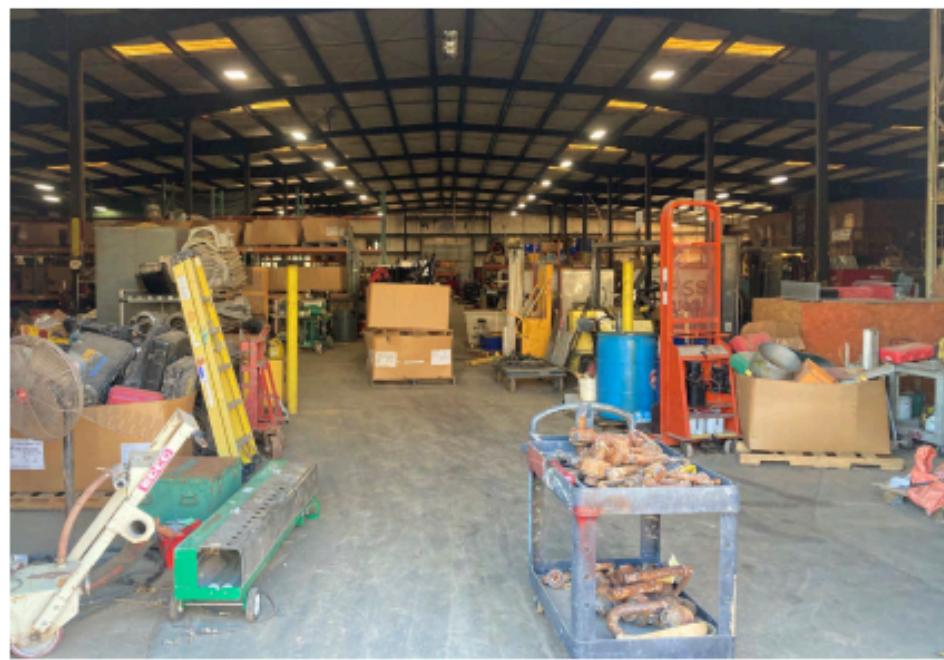
Sale Price: \$5,600,000

For more information, please contact:

Joe Lomady • 864.787.3781 • joe@lyonsindustrial.com

PROPERTY SPECS

Address:	3423 Fork Shoals Road, Simpsonville, SC
County:	Greenville
Tax Map ID:	0575.01-01-017.00
Property Type:	Industrial / Warehouse
Building Size:	±65,000 SF
Land Size:	± 20 Acres
Year Built:	1991
Zoning:	S-1
Power:	Duke Energy
Water:	Greenville Water
Sewer:	Septic/Sewer is available
Office Size:	5,000 SF
Ceiling Height:	20' - 26'
Exterior Walls:	Metal
Roof Age:	1991
Floors:	6" Concrete
Loading Docks:	4 Dock High Doors 7 Drive-In Doors
Lighting:	Flourescent



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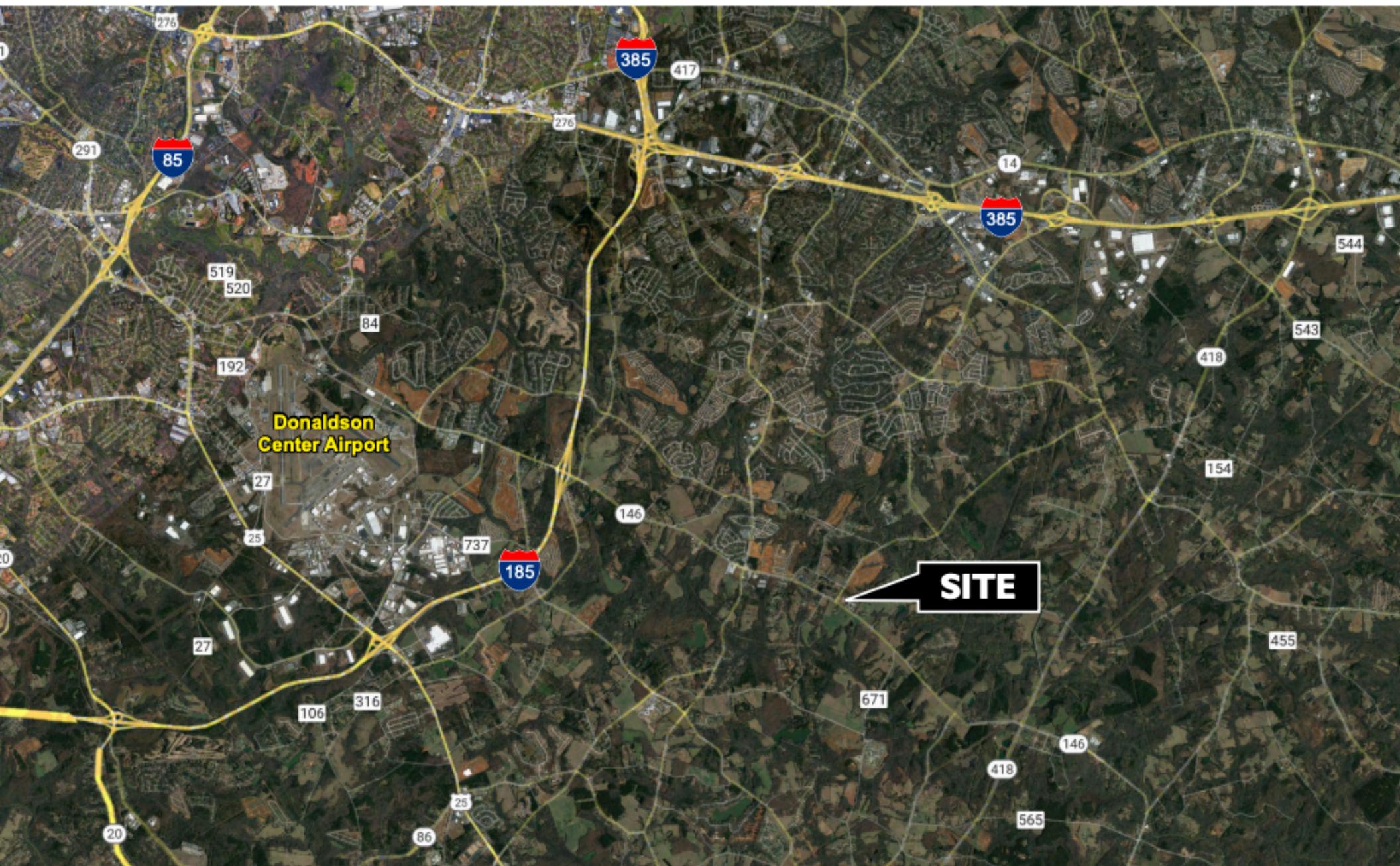


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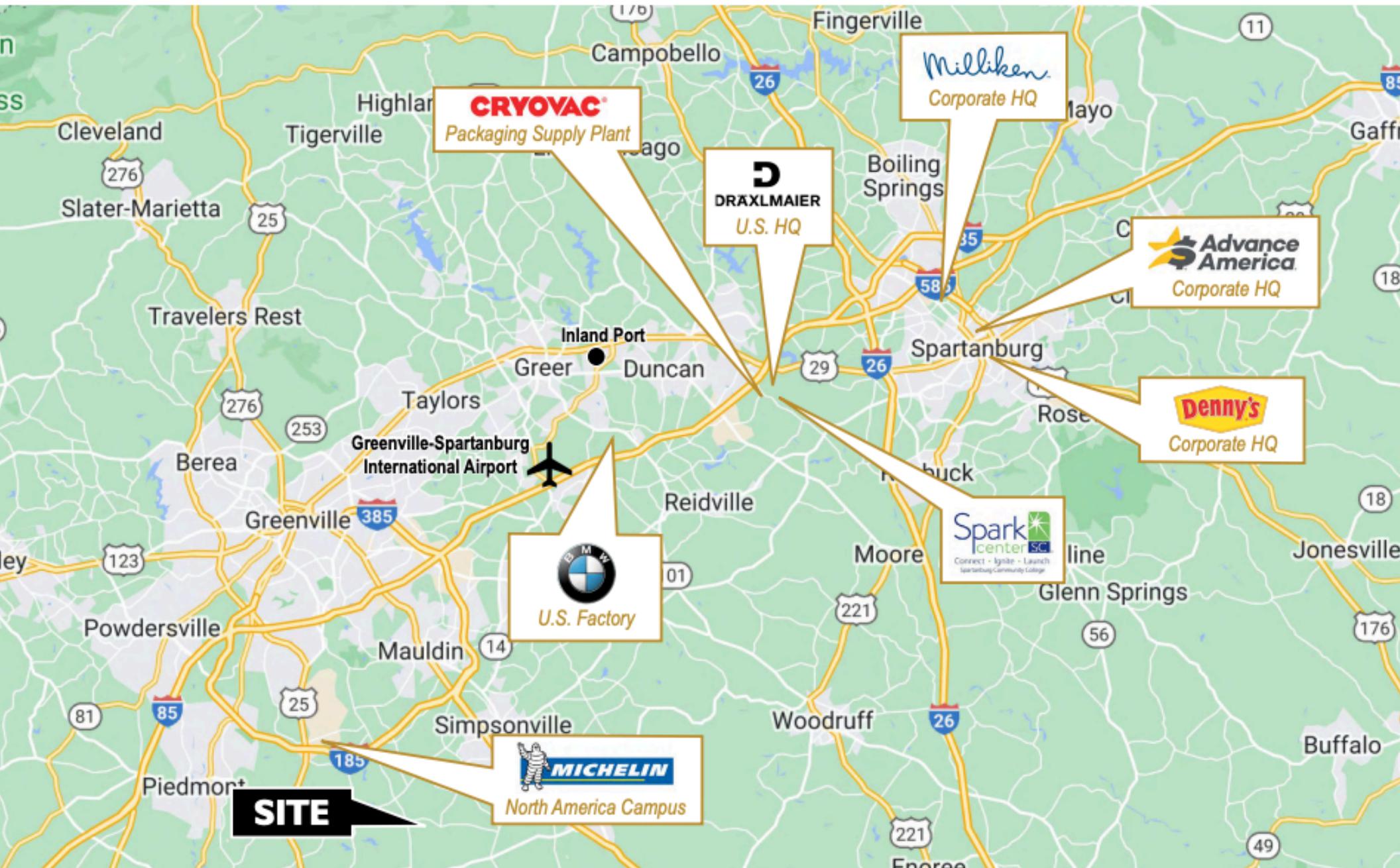


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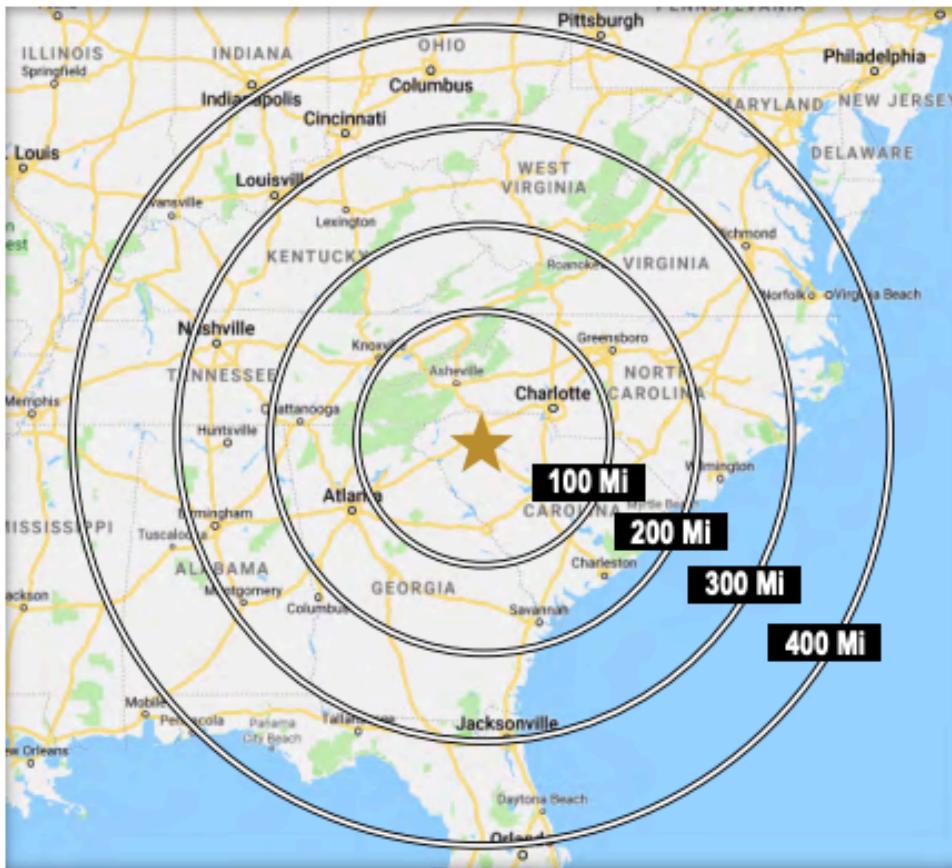


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DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 50 Min	Cincinnati, OH	6 Hr 40 Min
Atlanta, GA	2 Hr 20 Min	Mobile, AL	6 Hr 50 Min
Raleigh, NC	4 Hr 10 Min	Orlando, FL	7 Hr 10 Min
Jacksonville, FL	5 Hr 20 Min	Washington DC	7 Hr 40 Min
Nashville, TN	5 Hr 40 min	Columbus, OH	8 Hr 15 Min
Richmond, VA	5 Hr 50 Min	Indianapolis, IN	8 Hr 20 Min
Louisville, KY	6 Hr 30 Min	Pittsburgh, PA	8 Hr 40 Min

DRIVE TIMES IN SOUTH CAROLINA

I-185	5 Min	Greenville	26 Min
I-385	11 Min	Spartanburg	55 Min
I-85	16 Min	Columbia	1 Hr 34 Min
I-26	32 Min	Charleston	3 Hr 14 Min
I-20	1 Hr 21 Min	Hilton Head	3 Hr 49 Min
I-95	2 Hr 16 Min	Myrtle Beach	4 Hr 1 Min



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