



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](mailto: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:** Fluorescent



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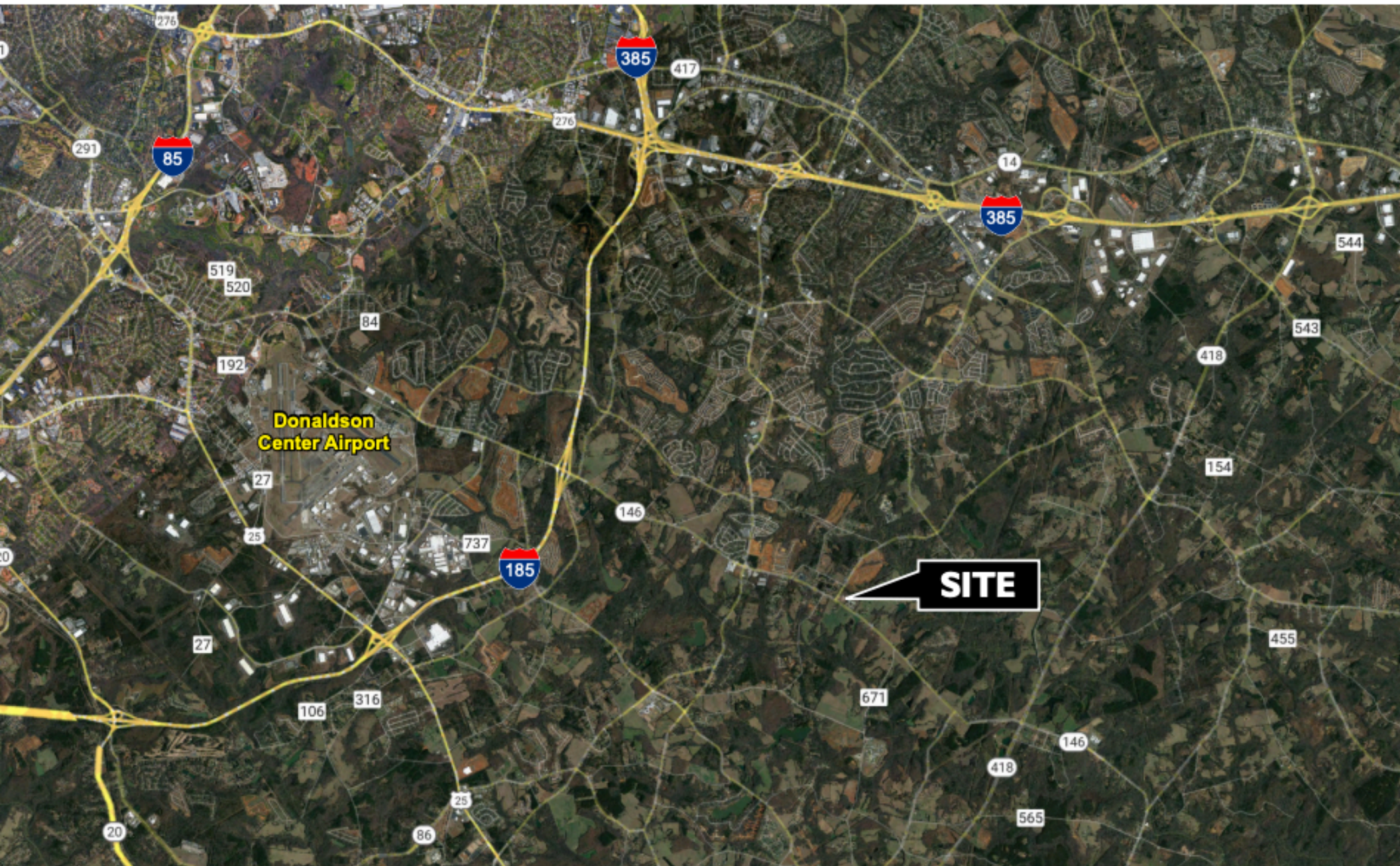
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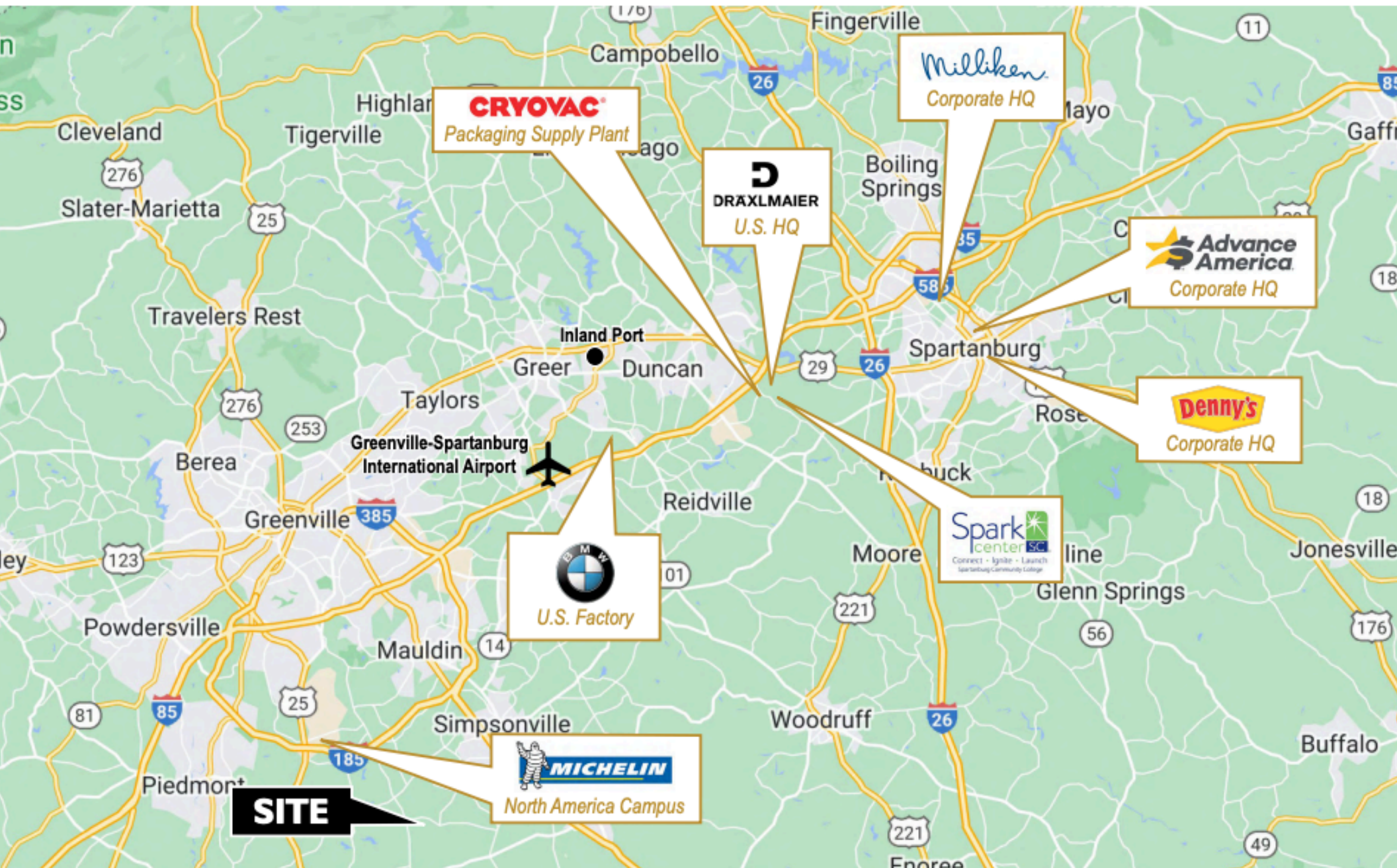
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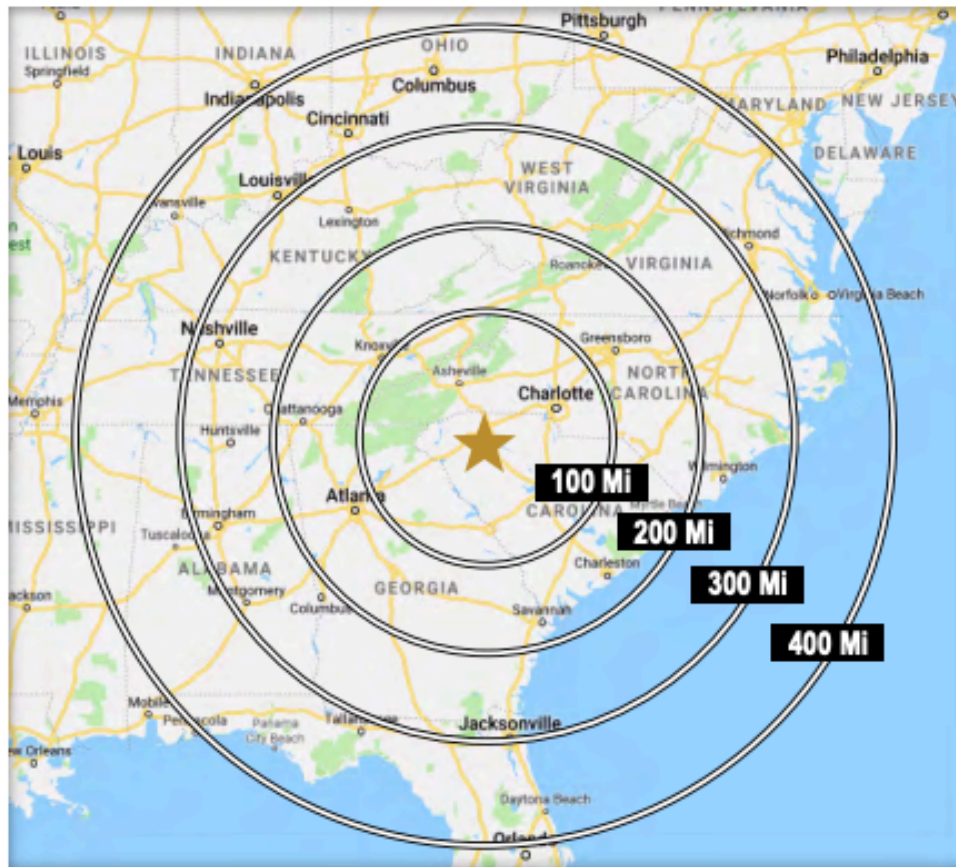
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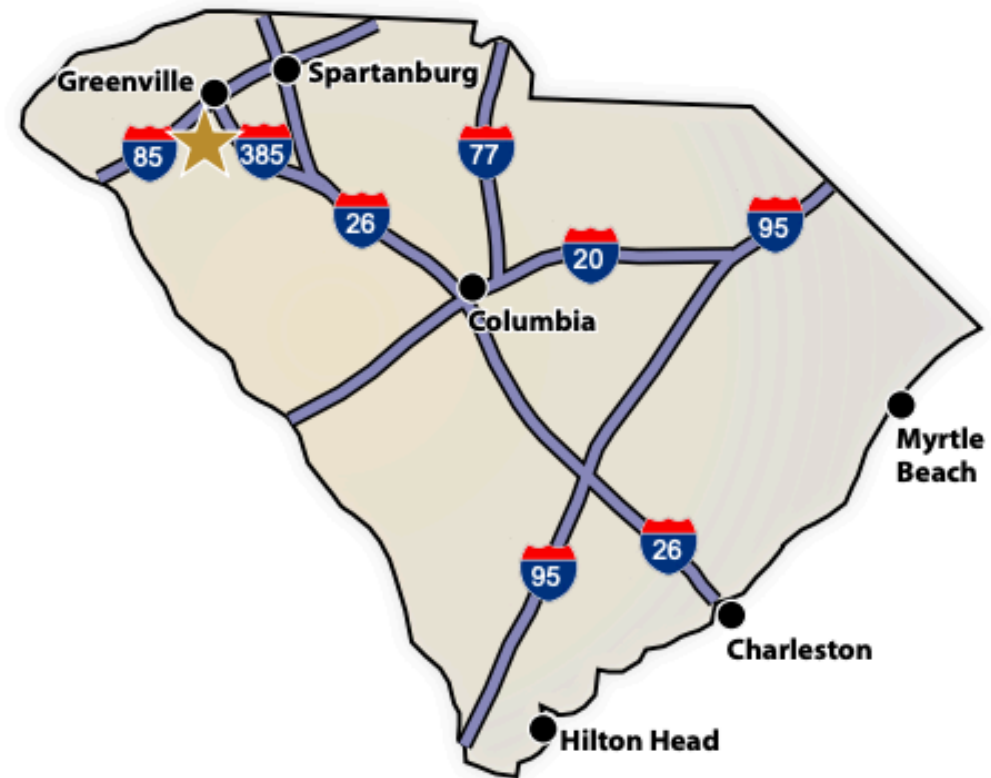


### DRIVE TIMES TO U.S. MAJOR CITIES

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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