



FOR SALE & LEASE

1705-1709 Old Georgia Highway | Gaffney, SC

Site Map



Norfolk Southern Rail

Building A

Building B

Building C

VPD: ±10,700

1705-1709 Old Georgia Hwy

Gaffney, SC 29341

Property Highlights:

- Three building opportunity on ± 6.57 acres
- Total SF: $\pm 103,528$ SF
- **Building A:** $\pm 91,528$ SF
 - Warehouse/Manufacturing: $\pm 78,428$ SF
 - Office: $\pm 13,100$ SF
- **Building B:** $\pm 6,000$ SF
 - Office Building (Vacant): $\pm 6,000$ SF
- **Building C:** $\pm 6,000$ SF
 - Commercial Building (Leased M2M): $\pm 6,000$ SF
- Ample truck and trailer parking
- Ceiling Heights: 28'-32'
- ± 3 miles to I-85
- ± 22 miles to Spartanburg, SC
- ± 40 miles to Greenville, SC
- ± 55 miles to Charlotte, NC
- Abuts Norfolk Southern Rail

Offering Summary

Combined Building Size: $\pm 103,528$ SF

Available For Lease: $\pm 97,528$ SF

Lease Rate: \$3.50/SF (NNN)

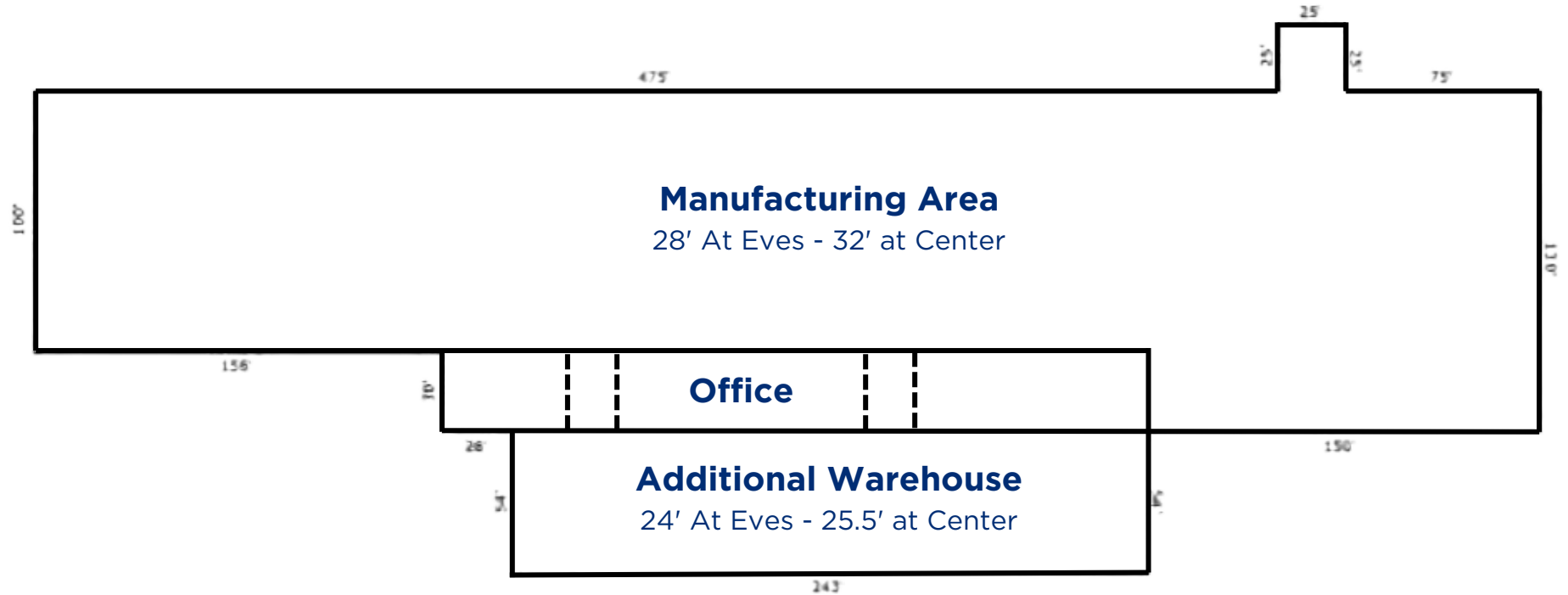
Sale Price: \$4,500,000

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's agent.



Warehouse Information

1705 Old Georgia Highway | Gaffney, SC 29341



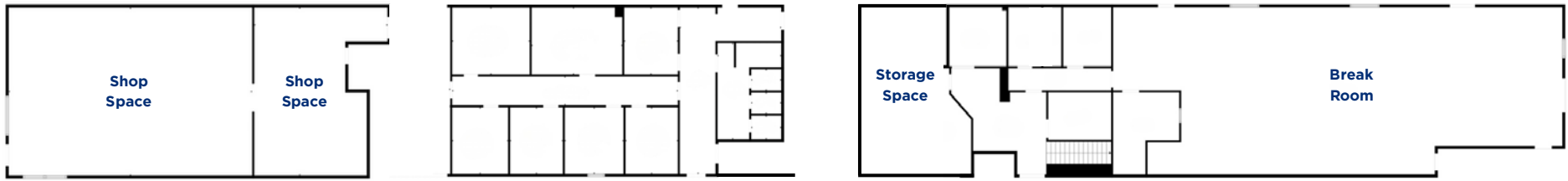
Highlights

- ±91,528 SF Total
 - Warehouse: ±78,428 SF
 - Office: ±13,100 SF
- Power: 1600 AMP, 3 Phase 580y / 277 volt
- (7) 18'x22' drive in doors
- (2) 12'x12' drive in doors
- (4) enclosed dock high doors
- 4 ton overhead crane
- Crane rails in place, (2) 50'x575' bays
- 25'x50' column spacing in main production area
- Bus bar throughout production area
- Compressed air throughout

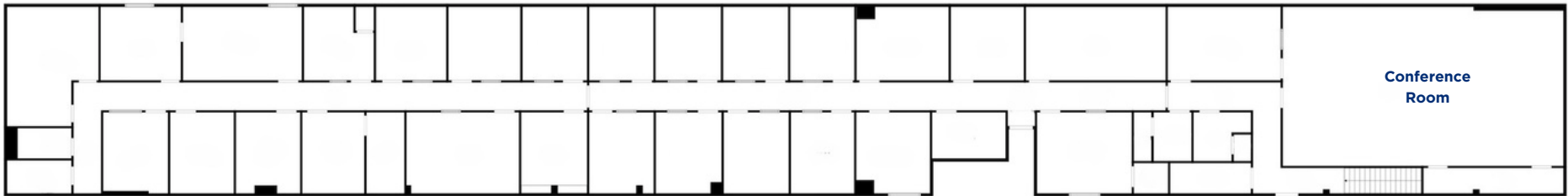
Office Information

1705 Old Georgia Highway | Gaffney, SC 29341

First Floor



Second Floor



Highlights

First Floor

- Floor Size: ±7,200 SF
- ±2,400 SF break room
- 3 private offices
- Oversized storage room

Second Floor

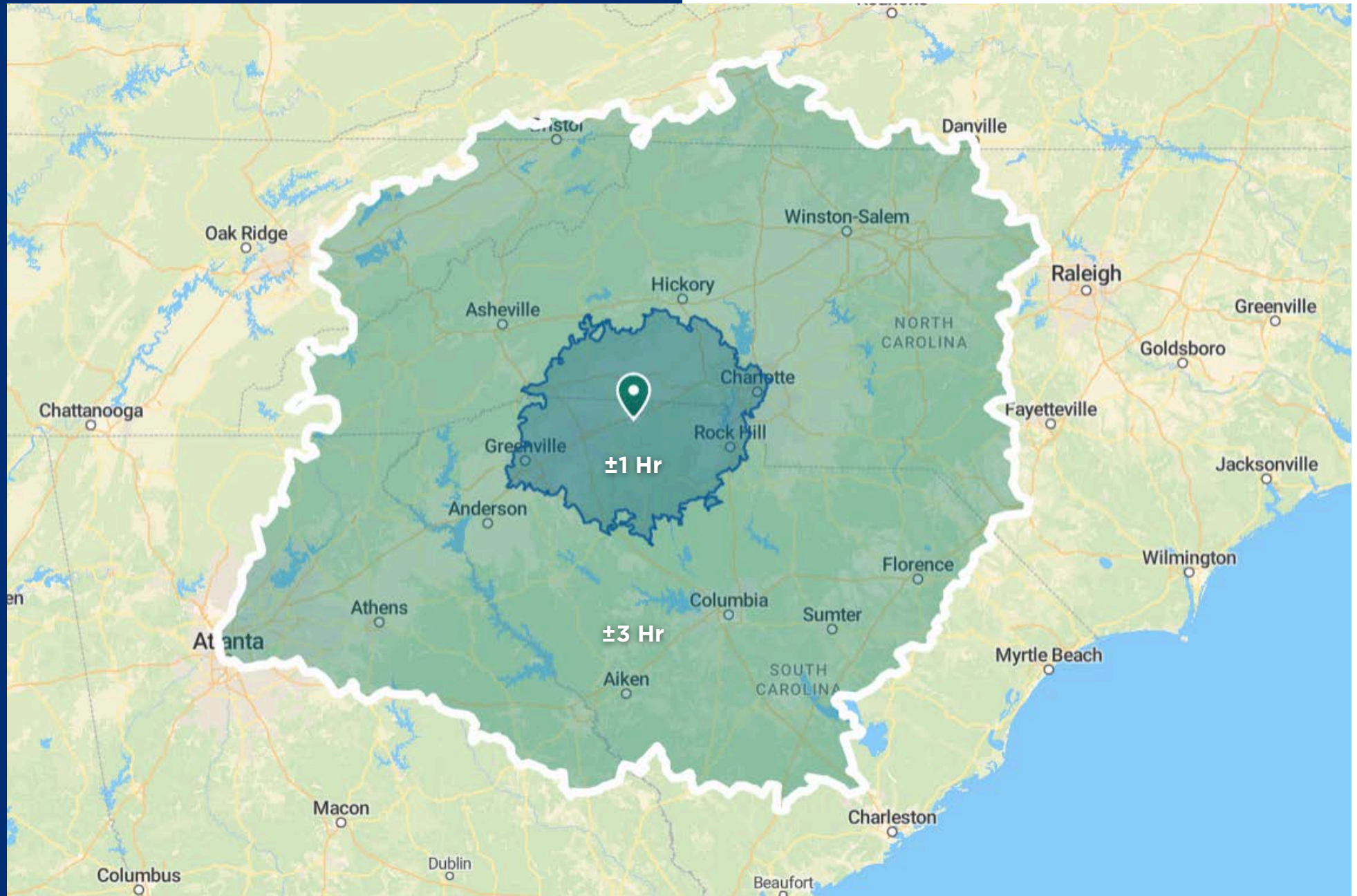
- Floor Size: ±7,200 SF
- 26 private offices
- Kitchenette/breakroom
- Large conference room

Property Photos



Drive Time Map

Gaffney, SC



Local Retailers & Amenities

Gaffney, SC



Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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