



FOR SALE

±18,000 SF SHOWROOM / OFFICE / WAREHOUSE



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GREENVILLE/SPARTANBURG

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1017 Powdersville Road
Easley, SC 29642

PRICING:
\$1,400,000

- Currently leased to two tenants on month-to-month
- Owner user could lease out half of building & occupy the rest
- ±1,500 SF office space & ±10,900 SF warehouse space
- ±5,600 SF open concept showroom with 100% HVAC



HVAC
CONDITIONED
WAREHOUSE/
SHOWROOM



VISIBILITY



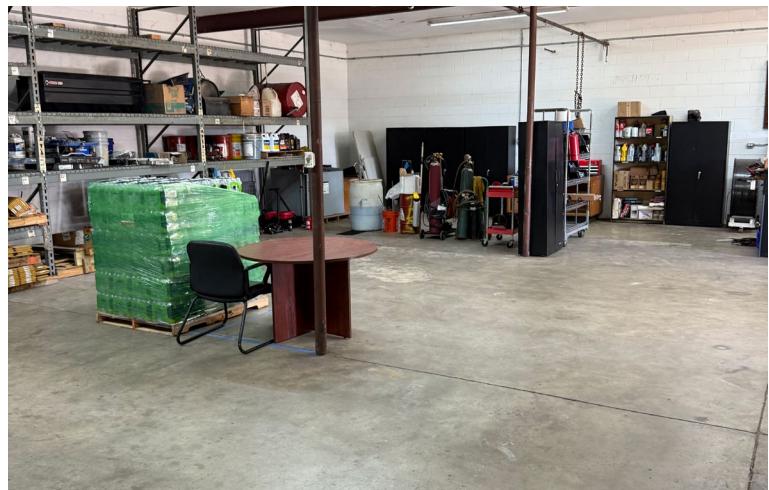
TRAFFIC COUNT
12,300 VPD 2024 SC
DOT



RENOVATED
NEW HVAC, ROOF,
PAINT - 2022

PROPERTY OVERVIEW & PHOTOS

TOTAL AVAILABLE SF	±18,000 SF
TOTAL BUILDING SF	±18,000 SF
TAX MAP #	5038-06-48-5253
COUNTY	Pickens
CITY LIMITS	No
ZONING	None
YEAR BUILT	1975 (Renovated 2022)
CONSTRUCTION TYPE	Masonry & Metal
ROOF	Metal & TPO
WAREHOUSE SF	±10,900 SF
OFFICE SF	±1,500 SF
SHOWROOM SF	±5,600 SF
DOCK DOORS	Two
DRIVE-IN DOORS	One



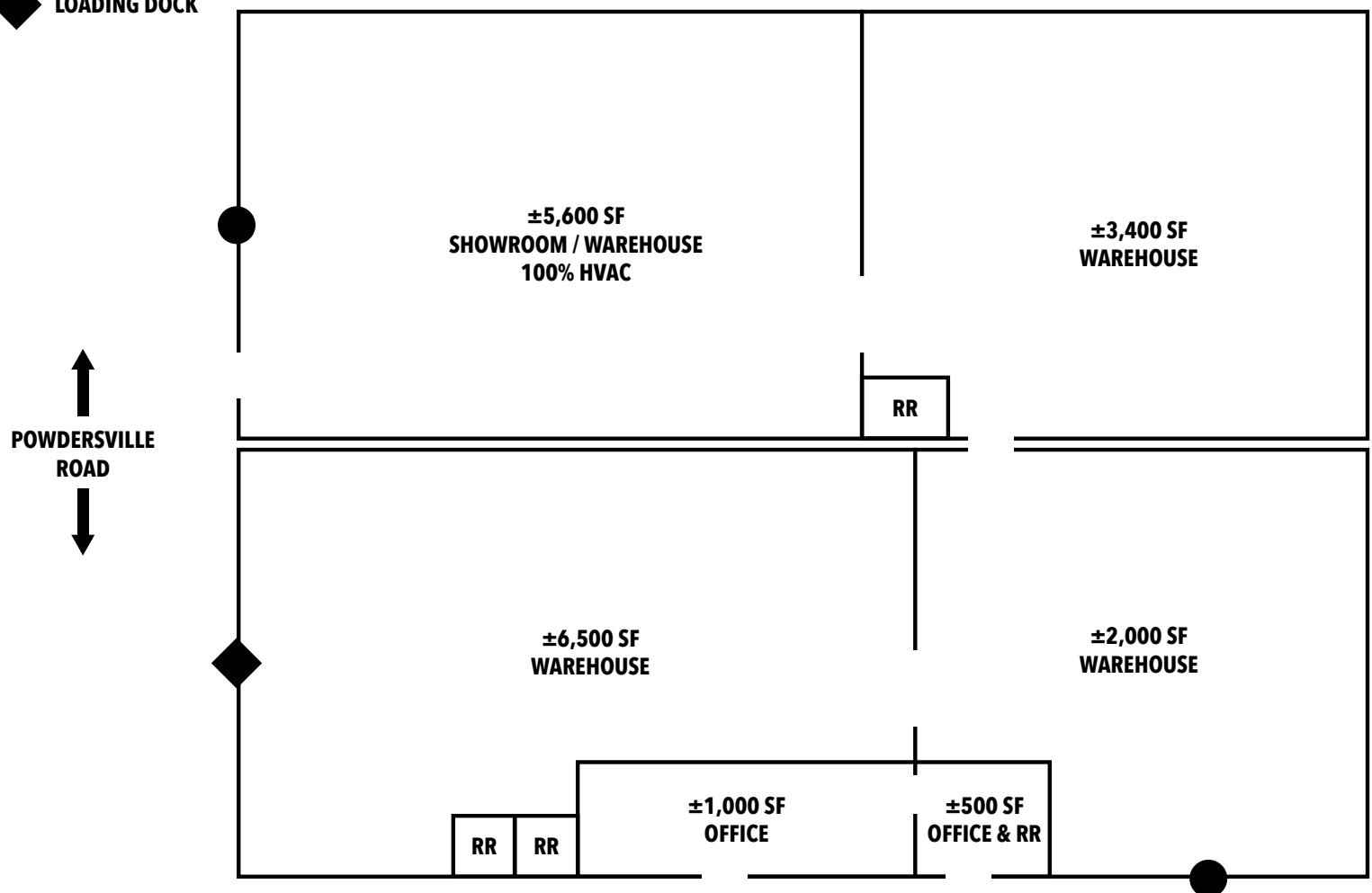
FLOOR PLAN

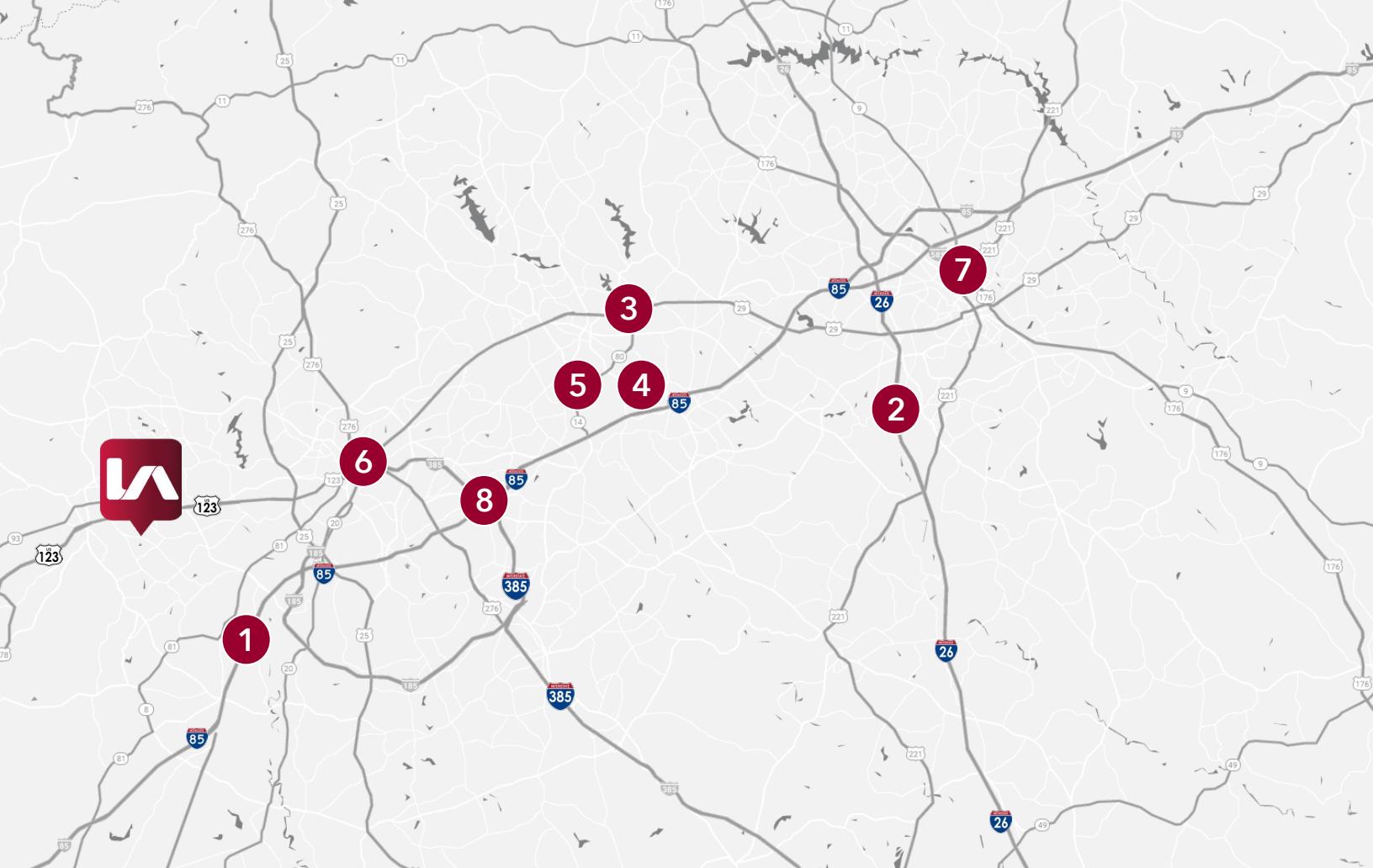
● DRIVE-IN DOOR

◆ LOADING DOCK

TOTAL BUILDING: ±18,000 SF

**Not to Scale & Measurements are Approximate*





- 1 Interstate 85
- 2 Interstate 26
- 3 Inland Port Greer
- 4 BMW
- 5 GSP International Airport
- 6 Downtown Greenville
- 7 Downtown Spartanburg
- 8 Interstate 385
- 9 Mutt's BBQ



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**LEARN MORE
CALL TODAY**



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