

THE BURGESS COMPANY

BROKERAGE - MANAGEMENT - INVESTMENT



FOR SALE

8383 Augusta Rd, Pelzer, SC 29605

±17,500 SF Industrial Building On ±15.29 Acres

\$4,000,000



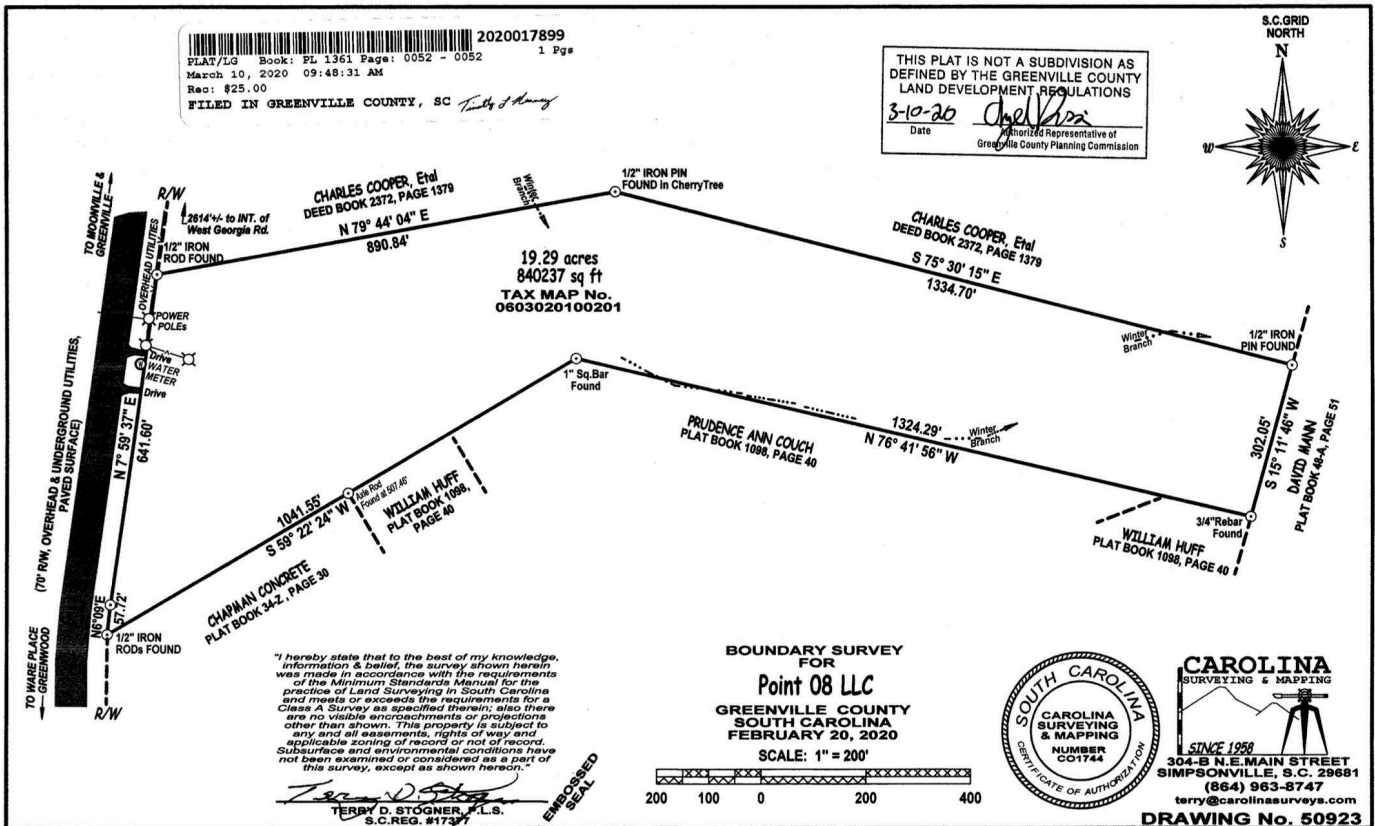
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AMENITIES

- Built in 2020 (full construction drawings available upon request)
- Zoned I-1
- Greenville Tax Map # 0603020100201
- ±2,500 SF Office, ±15,000 SF Warehouse
- 3 Phase Power (480 and 208)
- 24' 7" clear height
- (2) 14 foot tall drive in doors and (2) 16 foot tall drive in doors
- (2) 5 ton overhead cranes and (1) 10 ton overhead crane
- Air and gas lines distributed throughout the shop
- Separate ±1,800 SF storage building
- Office is fully conditioned with 5 mini split air handlers. 4 bathrooms, 2 breakrooms, and large open concept shared office.
- Security system in place.
- Showings by appointment only. Please do not disturb business.
- Seller intends to retain approximately 4 acres in the front of the property.

SURVEY



PHOTOS

