

# FOR SALE

410 Gossett Road  
Spartanburg, SC 29307

# NAI Earle Furman



**\$4,500,000**

## PROPERTY FEATURES

**Industrial Manufacturing Facility on ±15.67 Acres**

This facility is strategically located .5 miles from I-85 (Exit 79) interchange in the fast growing eastside of Spartanburg. It is 20 miles from Greenville-Spartanburg Airport and 60 miles to Charlotte Douglas Airport.

- **Total SF:** ±81,120
  - **Office SF:** ±3,400
  - **Lab SF:** ±1,800
  - **Warehouse SF:** ±75,920
- **Acreage:** ±15.67 with ±6.7 acres improved & ±9 acres vacant
- 100% Sprinkled
- 10 dock high doors
- 1 drive-in door
- ±14 foot clear height
- 65+ parking space
- **Utilities:**
  - **Water:** Liberty Chesnee Fingerville Water District
  - **Gas:** Piedmont Natural Gas
  - **Sewer:** Private Septic System (Two 1000 gallon tanks)
  - **Electricity:** Duke Energy
- Roof replaced in 2012
- Corner lot on Gossett Road & Old Converse Road



**Stuart Smith** | Senior Associate  
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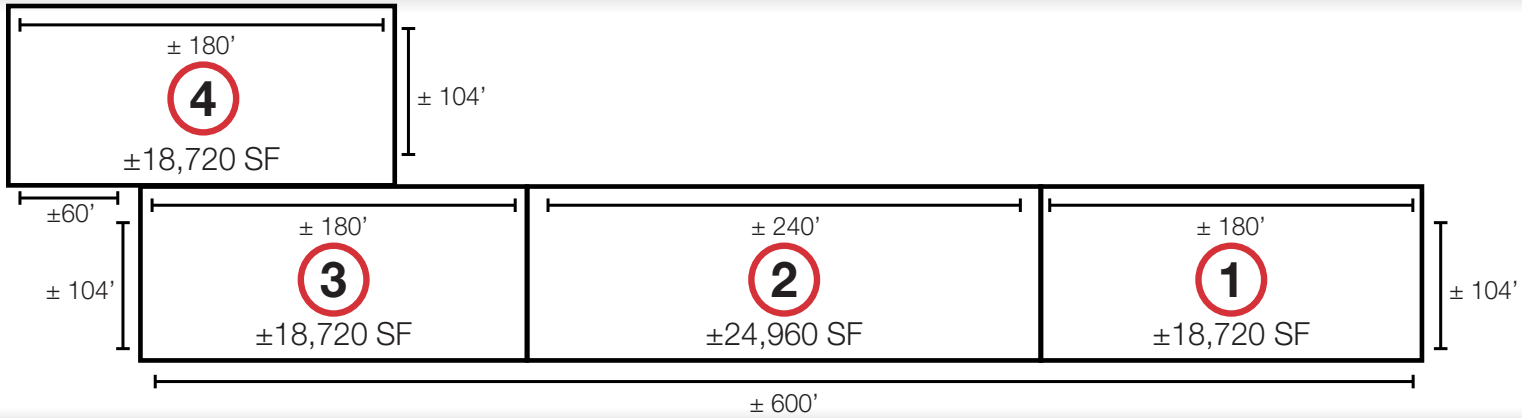
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