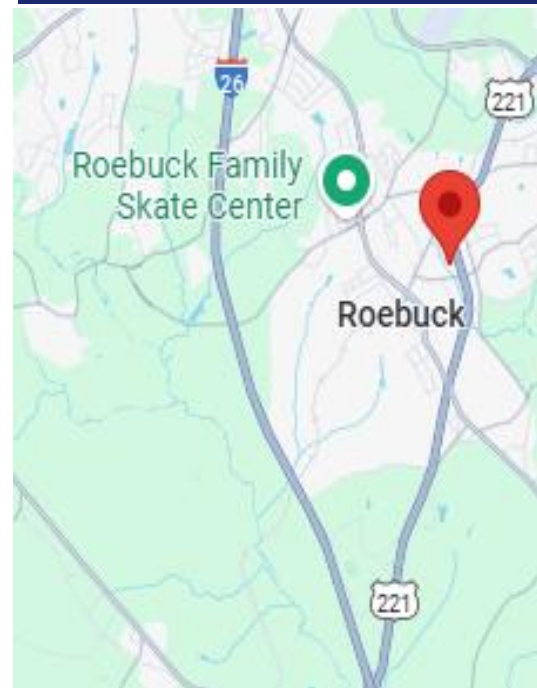




WAREHOUSE BUILDING FOR LEASE

FOR LEASE:
\$4,000/Month NNN

- +/- 8,000 SF warehouse building for lease built in 1980
- Additional 2 acres of laydown yard or trailer storage available for additional cost
- Building is ideally situated off Hwy 221 and only 4 miles from I-26
- +/- 1,500 SF covered loading dock platform with 1 dock door and 2 drive-in doors
- New LED lighting and three-phase power with 400 Amp/600 V
- 13' eave height with 14'10" clear height
- 6" thick concrete floor in warehouse
- 8" thick concrete on front loading dock, sides, and rear of building
- For Lease: \$4,000/month NNN
- NNN cost: \$0.94/SF plus Tenant to pay utilities and maintenance on building



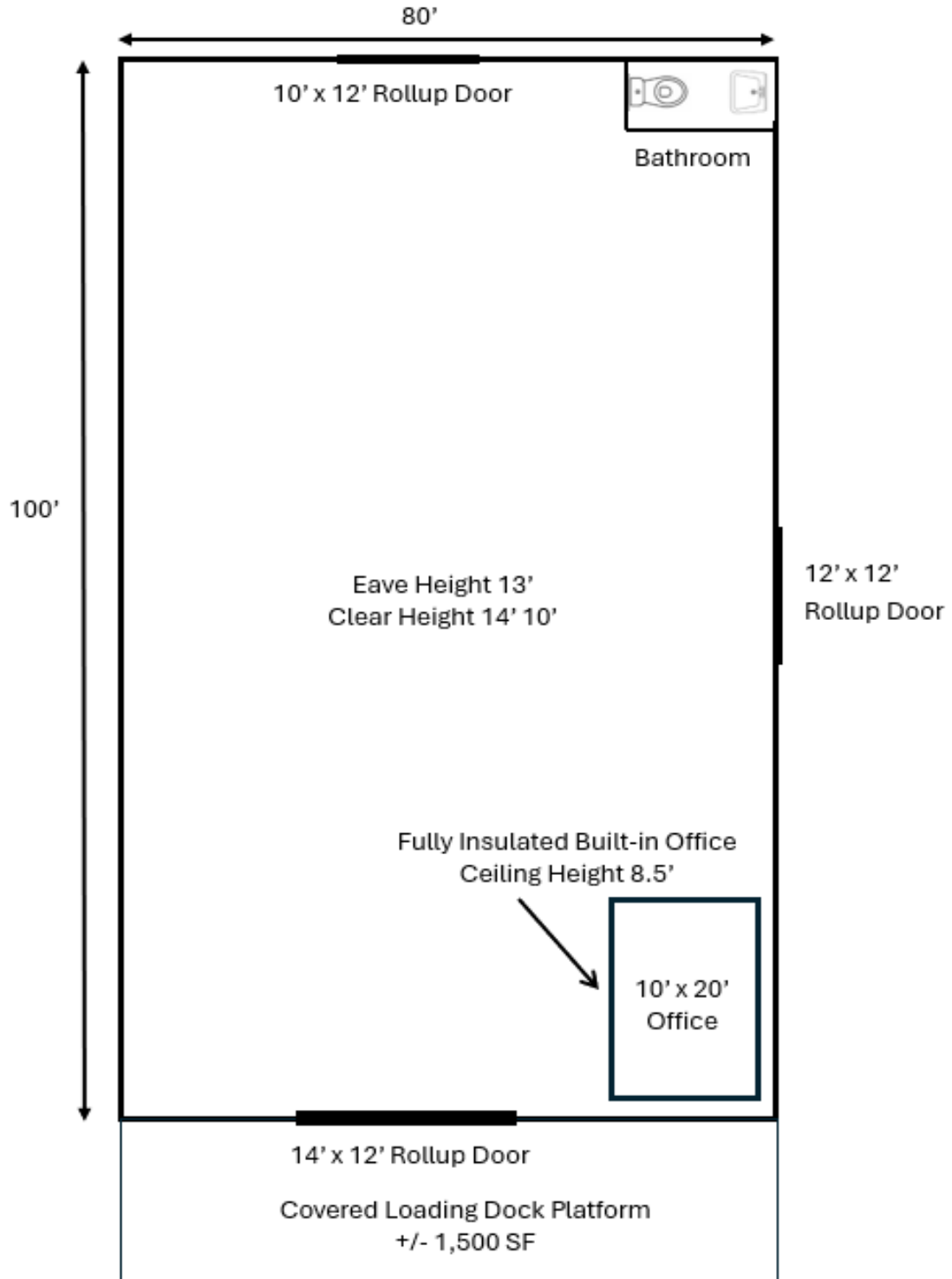
PROPERTY OUTLINE



PICTURES



FLOORPLAN



(NOT TO SCALE)