



FOR SALE/LEASE

160/170 STRICKLAND DRIVE

Roebuck, South Carolina

±7,000 - 26,200 SF OF INDUSTRIAL SPACE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for Sale/Lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to $\pm 26,200$ SF of excellent Industrial space and offers a 10' clear height, 2 drive-in doors, and 1 dock position.
- Situated in Spartanburg County, a growing industrial hub with a strong transportation infrastructure, this property is ideal for manufacturers, distributors, or logistics providers seeking efficient operations and easy market access.
- Entire Building Sale Price: \$28.59/SF

SNAPSHOT

Address: 160/170 Strickland Dr
Roebuck, SC

Tax ID: 6-26-00-020.04

Type: Warehouse

County: Spartanburg County

Size: $\pm 26,200$ SF

Sale Price: \$749,000

Bobby Lyons, SIOR, CCIM
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Luke Lyons
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EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to $\pm 20,000$ SF of excellent Industrial space and offers a 10' clear height, 2 drive-in doors, and 1 dock position.
- Sale Price: \$725,000
- Lease Rate: \$2.99/SF NNN

SNAPSHOT

Address:	170 Strickland Dr Roebuck, SC
Tax ID:	6-26-00-020.04
Type:	Warehouse
County:	Spartanburg County
Size:	$\pm 20,000$ SF
Lease Rate:	\$2.99/SF NNN

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EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to $\pm 7,000$ SF of storage space (including shed) offers a 9.5' clear height, and 1.9 Acres.
- Sale Price: \$225,000
- Lease Rate: \$3.85/SF NNN

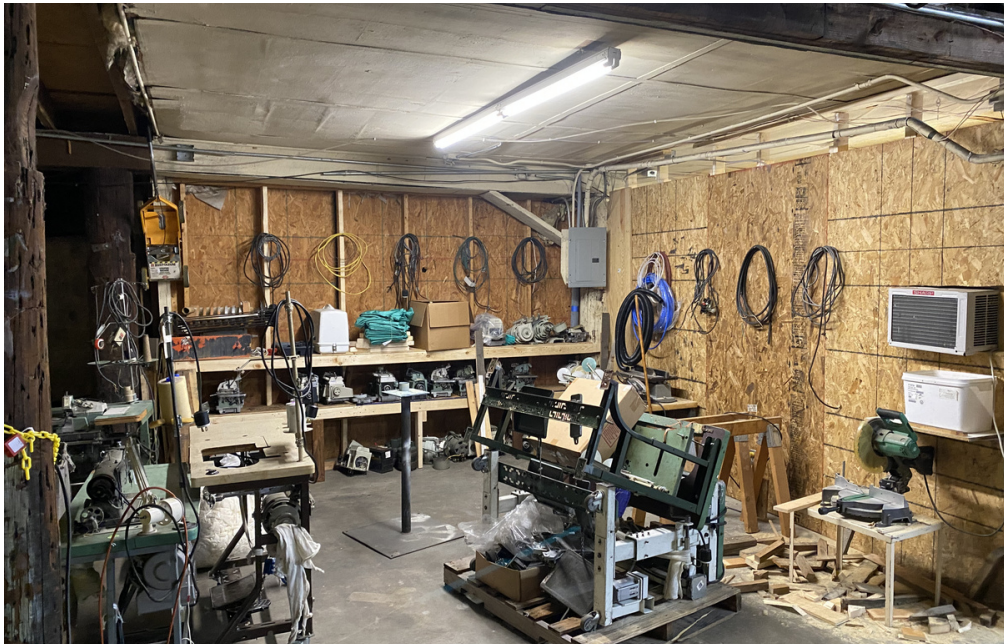
SNAPSHOT

Address:	160 Strickland Dr Roebuck, SC
Tax ID:	6-26-00-020.04
Type:	Warehouse
County:	Spartanburg County
Size:	$\pm 7,000$ SF
Lease Rate:	\$3.85/SF NNN

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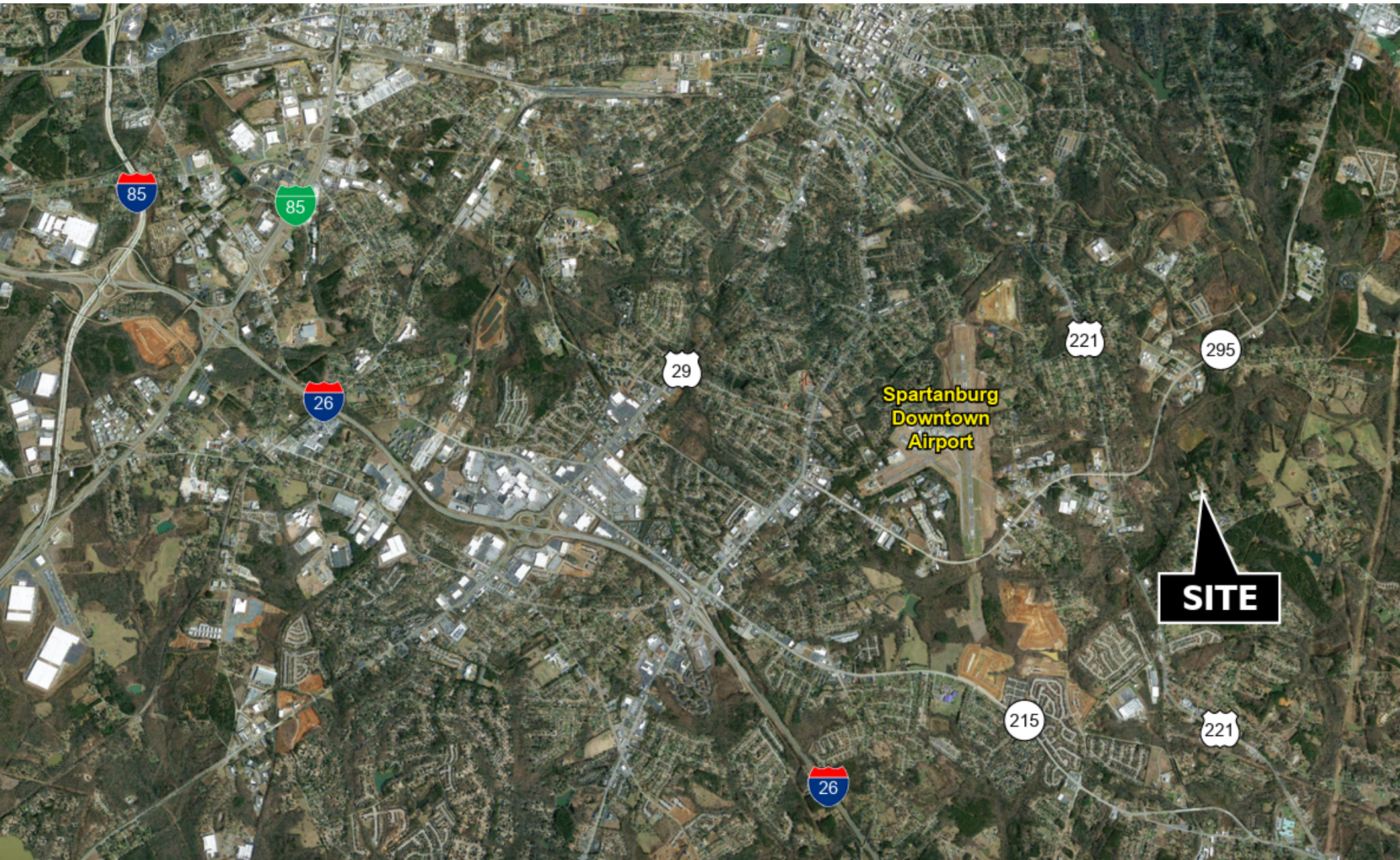
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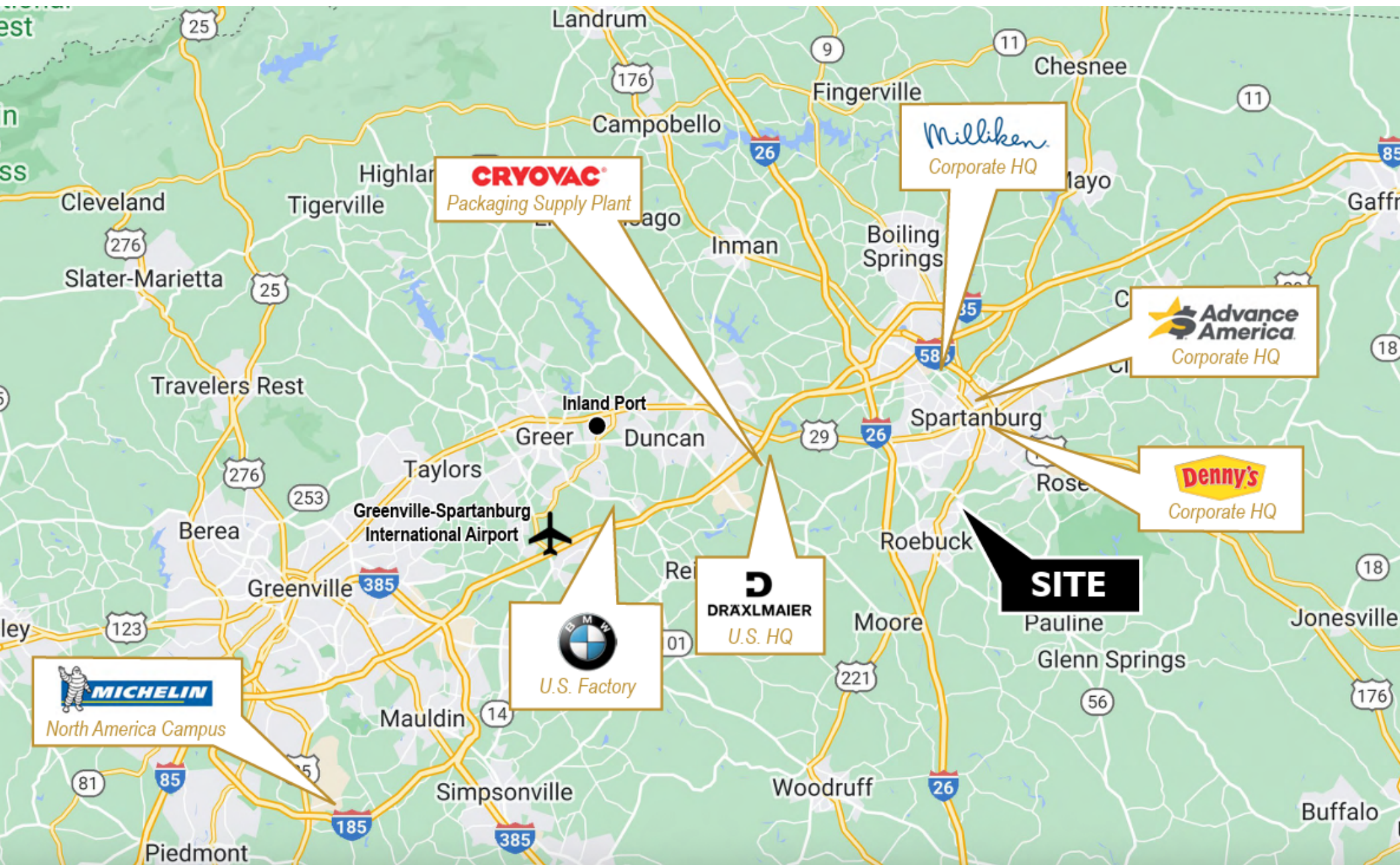
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