

# FOR LEASE

**541 CONCORD RD  
GAFFNEY, SC**



## INDUSTRIAL SPACE WITH OUTDOOR STORAGE

± 6,400 SF of Office

Fully Fenced Yard with New Gravel

Building Fully Renovated in 2024

Easy Access to I-85

LEASE RATE  
**CALL FOR PRICING**

WAREHOUSE/SHOP  
**WAREHOUSE: ±19,000 SF**  
**SHOP: ±5,000 SF**

USABLE YARD SPACE  
**±12 ACRES**  
**(EXPANDABLE)**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Jordan Skellie, SIOR  
EVP/Principal  
864.238.2188  
jskellie@lee-associates.com

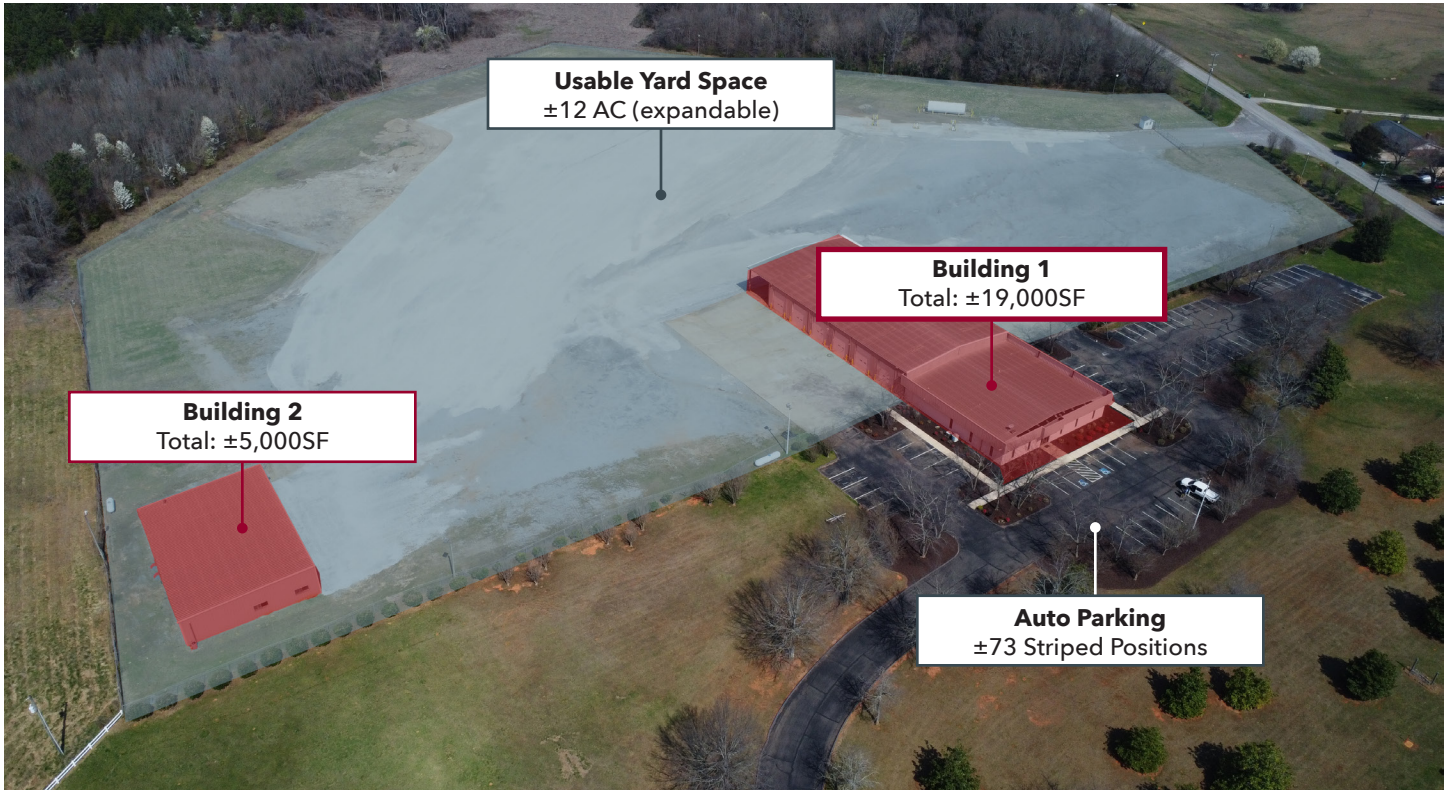
Elledge Willis  
Associate  
864.230.8377  
ewillis@lee-associates.com



# PROPERTY SPECIFICATIONS

PROPERTY NAME	541 Concord Rd
TYPE	Industrial
TOTAL AVAILABLE SF	±24,000
TOTAL BUILDING SF	Building 1: ±19,000 SF Building 2: ±5,000 SF
TAX MAP #	096-00-00-021.000
COUNTY	Cherokee
CITY LIMITS	No
ZONING	None
YEAR BUILT	2000 (renovated 2024)
CONSTRUCTION TYPE	Metal
ROOF	Standing Seam Metal
WAREHOUSE SF	Building 1: ±12,600 SF Truck Maintenance / Repair Shop Building 2: ±5,000 SF Shop with Paint Booth

OFFICE SF	±6,400 SF
CEILING HEIGHT	15' - 18' Clear
DOCK DOORS	6 Covered Dock Positions
DRIVE-IN DOORS	Drive-Thru Bays 14 (14' x 14') 1 (8' x 10')
COLUMN SPACING	20' x 40'
LIGHTING	LED
PARKING	±73 Striped Auto Positions ±12 Acres of Outdoor Storage
UTILITIES	Water, Septic
CLIMATE CONTROL	Heated Warehouses
ACREAGE	±25 Acres Total ±12 Acres Usable Yard Space



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# PHOTOS



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**REGIONAL OVERVIEW**



**100 MILLION+**  
ONE-DAY DRIVE

Within a one-day drive, trucks can reach over 100+ million people in the Southeast



**SEA PORTS**  
ONE-DAY DRIVE

Seamless connectivity to the Sea Ports of Charleston and Savannah, providing access to the world



**SOUTH CAROLINA PORTS**

Immediate access to the Greer Inland Port and only a 3 hour drive to the Dillon Inland Port

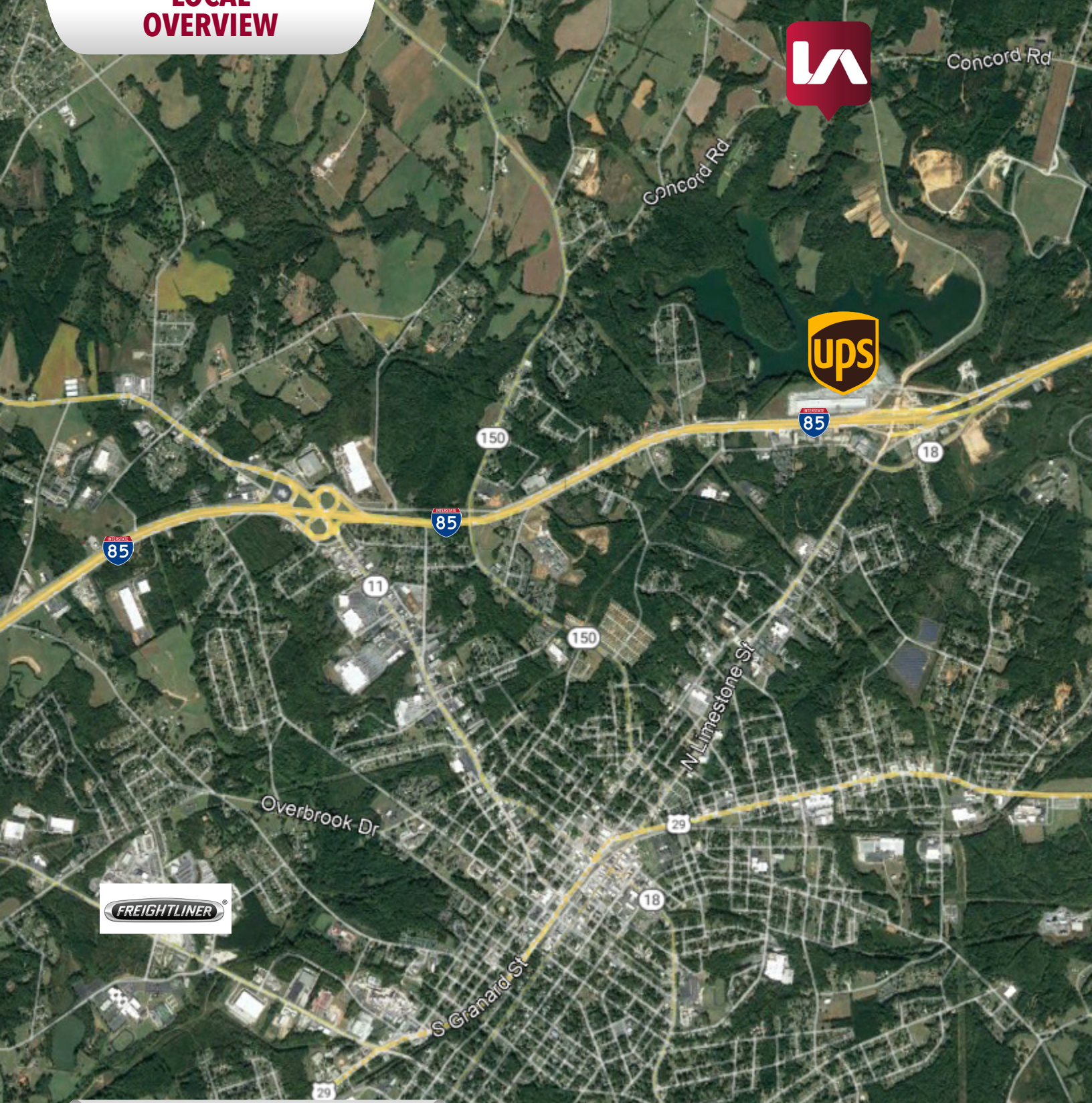


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**LOCAL  
OVERVIEW**



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**INTERSTATE  
ACCESS**



±2 Miles



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# LEARN MORE GIVE US A CALL



**Jordan Skellie, SIOR**  
EVP/Principal  
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**Elledge Willis**  
Associate  
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ewillis@lee-associates.com



864.704.1040 | [LeeUpstate.com](http://LeeUpstate.com)