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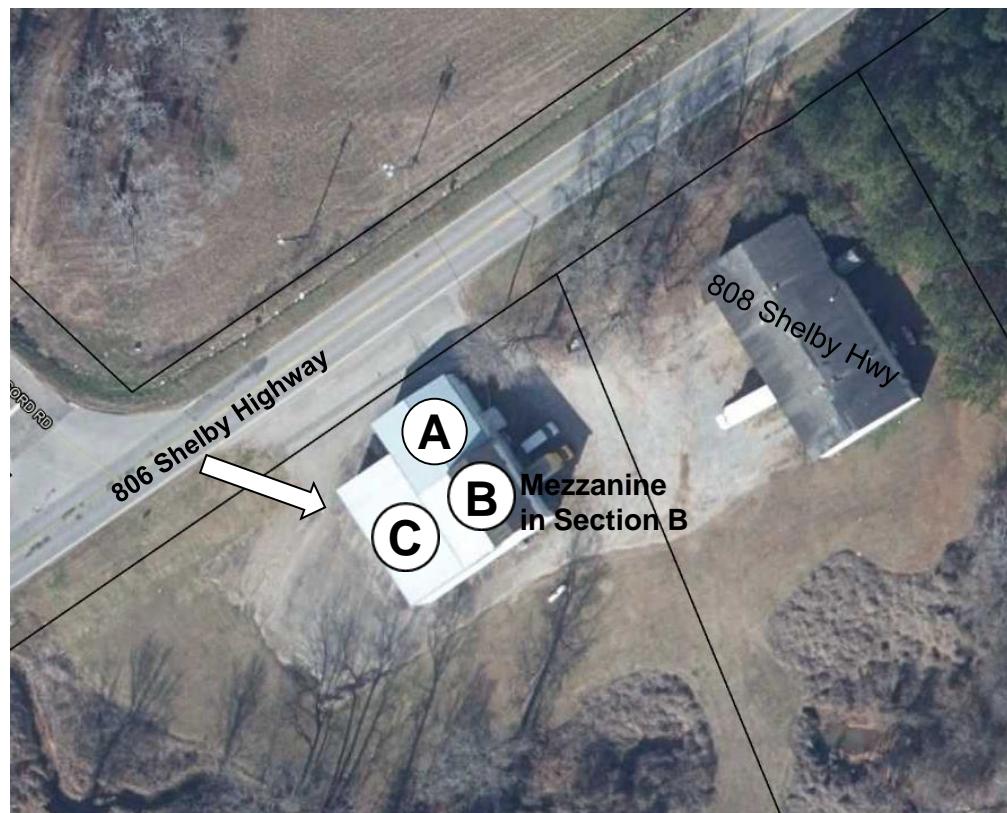
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 2 industrial buildings just off I-85 in Gaffney
- Combined sq. footage of approx. 9350± SF
- Located on Highway 18 (Shelby Highway)
- Total acreage - 18.8± acres
- Will consider subdividing
- ½ mile from I-85 on Exit 96
- Cherokee County Tax Map #: 116-00-00-028.000 & 116-00-00-028.001

SALE PRICE: \$850,000

BUILDING 1 – 806 Shelby Highway



806 Shelby Highway, Gaffney

SECTION A

- $1600\pm$ sq. ft. (approx. 40' x 40')
- Ceiling Height - 13'± clear
- 1 drive-in
- 1 restroom

SECTION B

- $740\pm$ sq. ft. (approx. 39' x 19')
- 1 dock (8'x 8')
- 1 semi dock door (8' x 8')
- 1 drive-in (8' x 8')
- Ceiling Height - 13'± clear
- $500\pm$ sq .ft. office Mezzanine w/ restroom

SECTION C

- $2,000\pm$ sq .ft. (approx. 50' x 40')
- Ceiling Height – 10' ± clear
- Heated and cooled

BUILDING 2 – 808 Shelby Highway



808 Shelby Highway, Gaffney

- 5000± sq.ft. (approx. 50' x 100')
- 1 dock door (8' x 11')
- 1 semi dock door (8'x8')
- 1 *potential* drive-in door (8'x8') (*previous opening has been closed off*)
- 2 restrooms
- Ceiling Height – 14' ±clear