

# For Lease

9091 Asheville Highway  
Boiling Springs, SC  
Spartanburg County

Flex showroom warehouse  
at strategic intersection

- ±15,000 SF
- \$12.50 PSF NNN
- \$2.00 TICAM



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## Warehouse

- New LED lighting
- Clear span
- Two drive in doors: 14'x14' and 10'x12'
- Small city dock, possible conversion to loading
- Tool room, office, break room, bathroom
- 3 phase power
- Partially conditioned/fully heated space
- 16' clear ceiling height at center and 13' at EAVES



## Office/Showroom

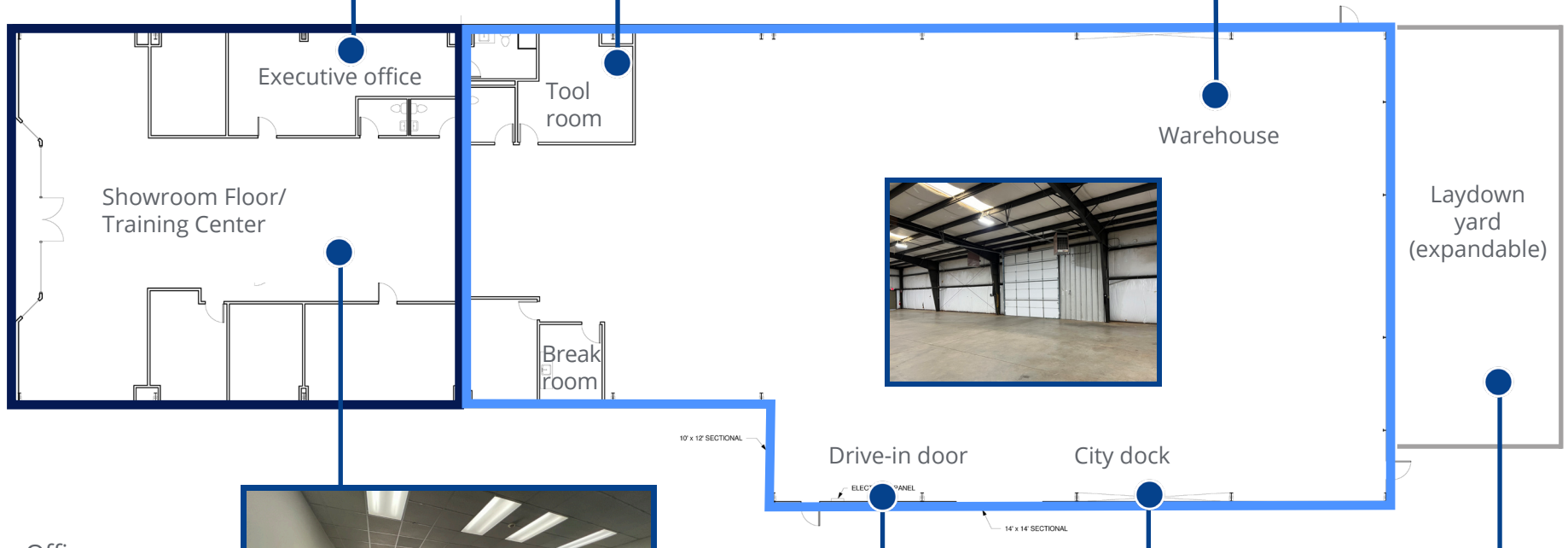
- ±4,300-square feet
- Center entrance
- Newly renovated
- Central design office
- Executive office with private restroom
- Conference room



## Land

- ±3.93 AC Lot with ample parking
- Level lot with dual access
- Fenced laydown yard (expandable)
- 108' of frontage on Asheville Highway
- 400' of frontage on John Dodd Road

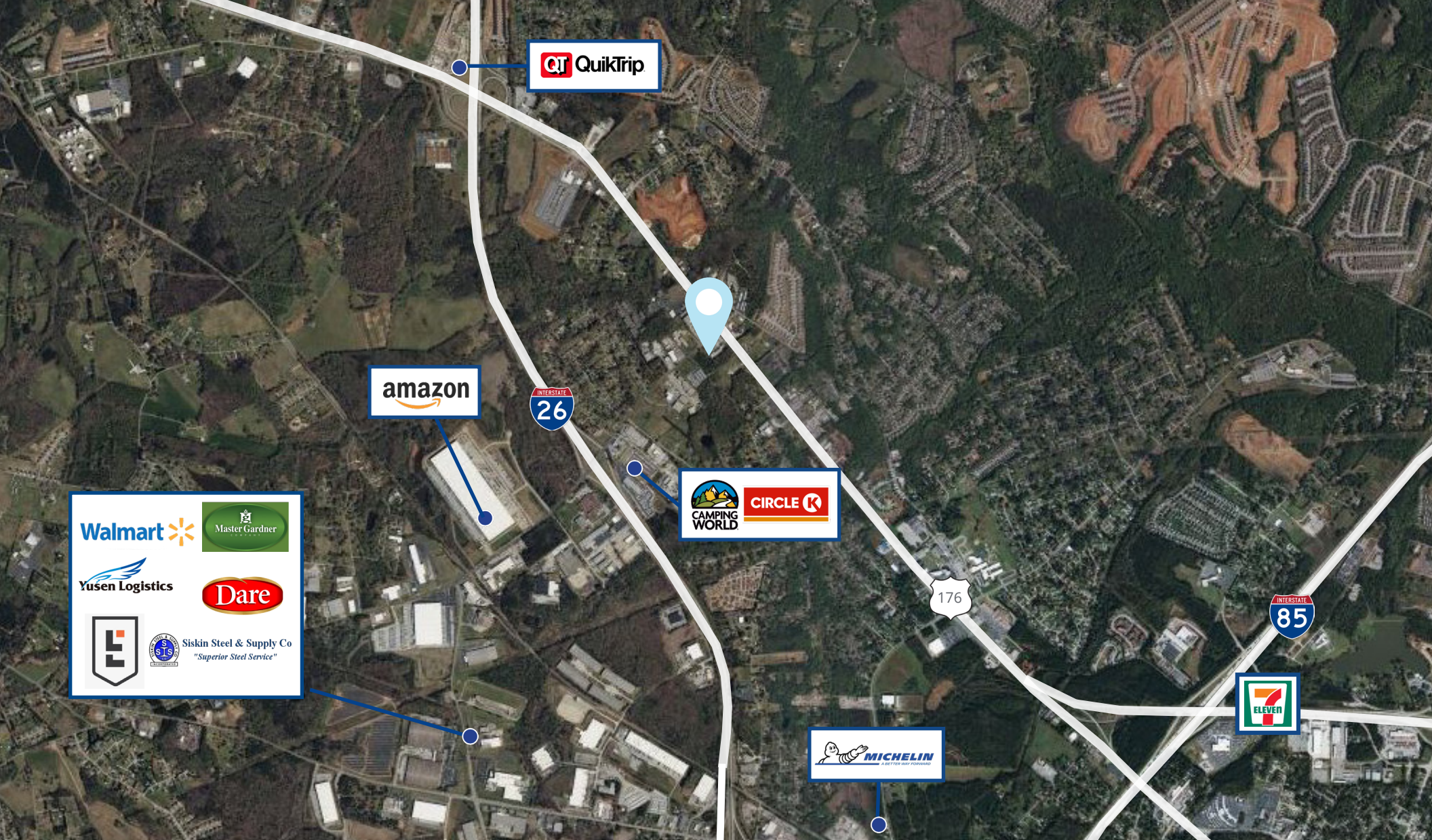
# Property Overview



 Office  
±4,300 SF

 Warehouse  
±10,700 SF





## Location

- ±0.4 miles to I-26 Exit 16
- ±2 miles to I-85 Exit 72
- Surrounding businesses within 1 mile: Camping World, Amazon Fulfillment and Walmart Fulfillment

## Demographics



## Lot

- Laydown yard is expandable
- Separate entrance
- 24,600 VPD on Asheville Highway
- 10,800 VPD on John Dodd Road

## Price

\$12.50 PSF NNN

	1-mile	3-mile	5-mile
<b>Population</b>	4,193	26,014	73,176
<b>Households</b>	1,573	9,917	27,117
<b>Avg HH Income</b>	\$75,496	\$84,037	\$81,144



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This property is highly convenient with two points of ingress/egress.

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