

Distribution warehouse located in Upstate cycling hub

1090 S Shamrock Avenue | Landrum, SC

FOR SALE OR LEASE



**For more
information**

Woodson Hunter

Associate
864 535 5143
woodson.hunter@avisonyoung.com

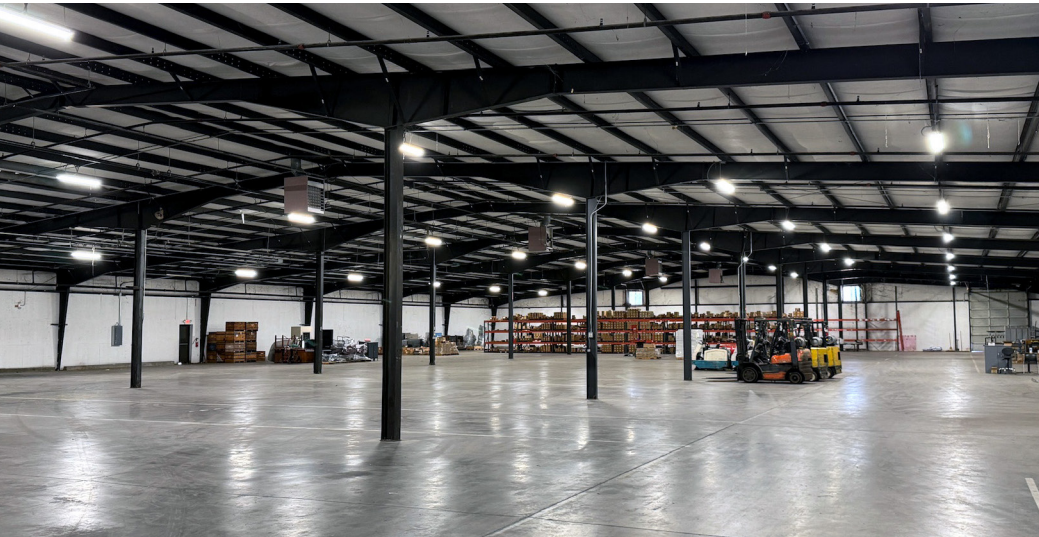
Rob Howell, MBA

Principal
864 448 0629
rob.howell@avisonyoung.com

**AVISON
YOUNG**

Distribution warehouse

1090 S Shamrock Avenue



Property Highlights

- Clean, move-in ready, single owner building
- Affordable lease rate and competitive NNN
- 5 min to I-26 with easy access to Upstate SC and Western NC markets
- Located on the planned 31-mile Saluda Grade Greenway trail
- Adjacent to Cardinal Cycling Group/TIME Bicycles' 140,000 sf manufacturing facility and cycling hub development

Details

Size	51,000 sf
Sale price	Contact brokers
Lease rate	\$4.75/sf, NNN
Min/Max	9,000 - 51,000 sf
Office	200 sf
Column spacing	30' x 50'
Dock-high doors	Qty - 4; 8'x10'
Drive-in doors	Qty - 2; 12'x14' and 14'x10'
Ceiling	20' peak, 14' eave
Power	Three phase, 2000 Amps
Heating	100%
Other	Fully sprinklered, racking available



Woodson Hunter

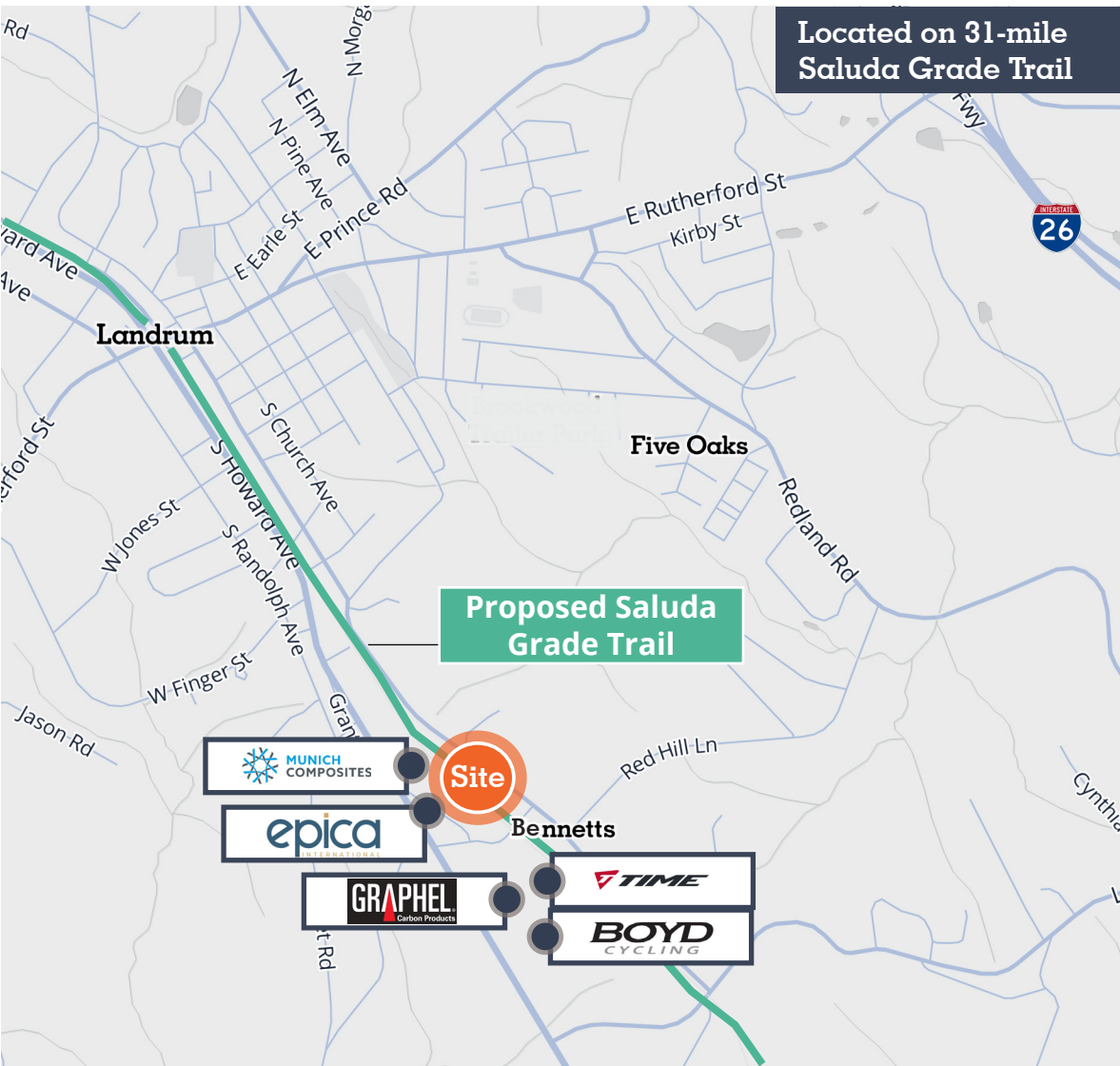
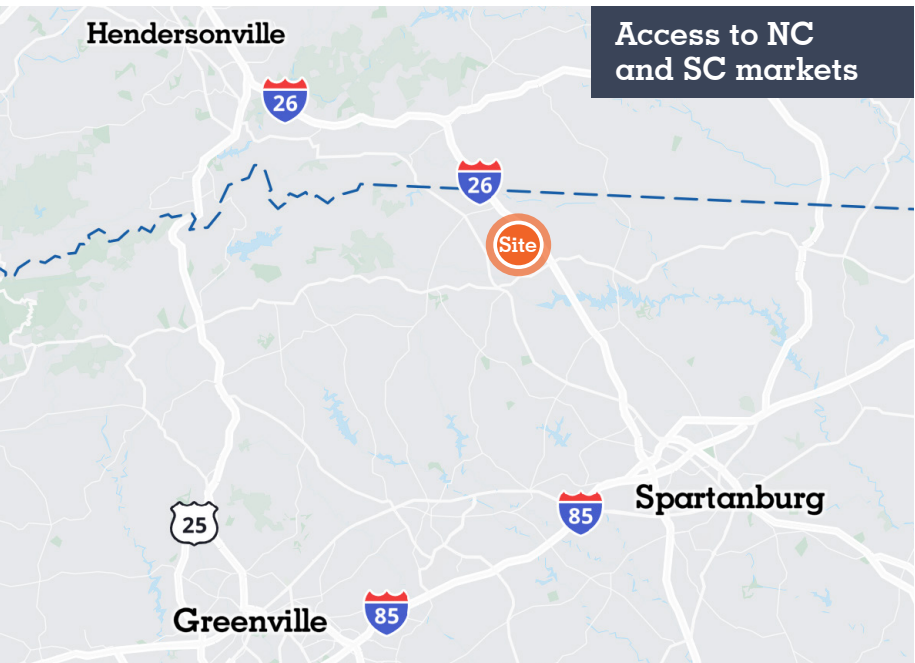
Associate
864 535 5143
woodson.hunter@avisonyoung.com

Rob Howell, MBA

Principal
864 448 0629
rob.howell@avisonyoung.com

Location

1090 S Shamrock Avenue



Drive times

I-26	6 minutes
I-85	26 minutes
Tryon Equestrian Center	20 minutes
Spartanburg	30 minutes
Greer Inland Port	31 minutes

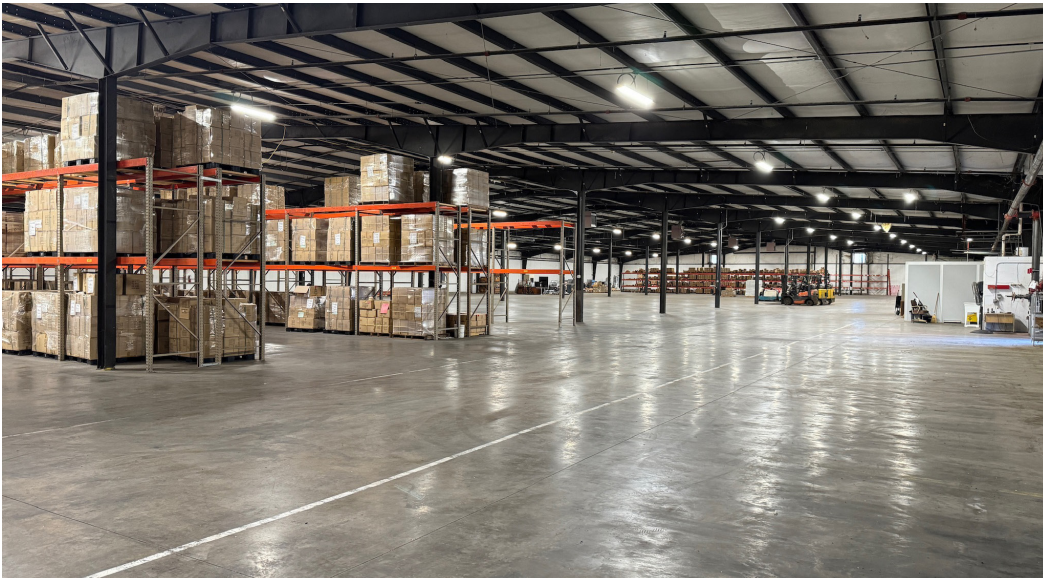


Woodson Hunter
Associate
864 535 5143
woodson.hunter@avisonyoung.com

Rob Howell, MBA
Principal
864 448 0629
rob.howell@avisonyoung.com

Photos

1090 S Shamrock Avenue



Woodson Hunter

Associate
864 535 5143
woodson.hunter@avisonyoung.com

Rob Howell, MBA

Principal
864 448 0629
rob.howell@avisonyoung.com