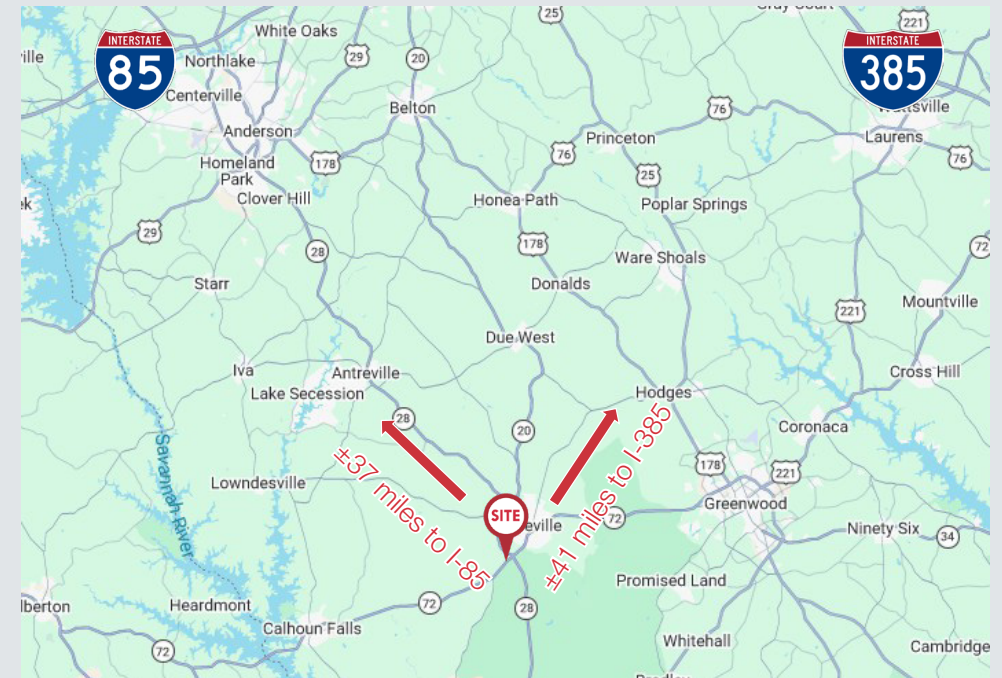


## For Sale

718 Carwellyn Road  
Abbeville, SC



- ±105,000 Total SF Industrial Building
- Includes ±103,804 SF Warehouse and ±1,196 SF Office Space
- ±7 Acre Site
- 27.6' at Center Under Beam | 18' at Eave Under Beam
- Column Spacing 60' x 23'
- (1) Drive-in Door - 20'W x 14'H
- (1) Roll-up Door
- (4) Docks with Pit Levelers and Motorized Dock Doors
- (1) Additional Dock High Platform
- Power: 120/208 V / 3 Phase / 4 Wire / 200 Amps
- LED Lighting
- Dry Sprinkler System
- Brand new roof with transferable warranty
- All Utilities Available
- Insulated Metal Construction | 8" Floor
- Price: \$3,360,000.00



The information contained herein is deemed reliable but is not guaranteed. NAI Earle Furman makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

John Baldwin, IV, CCIM  
864-238-6336  
JohnBaldwin@naief.com

Harry Gaddy  
843-801-9299  
hgaddy@naief.com

# For Sale

718 Carwellyn Road  
Greenville, SC



The information contained herein is deemed reliable but is not guaranteed. NAI Earle Furman makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

**John Baldwin, IV, CCIM**  
864-238-6336  
JohnBaldwin@naief.com

**Harry Gaddy**  
843-801-9299  
hgaddy@naief.com

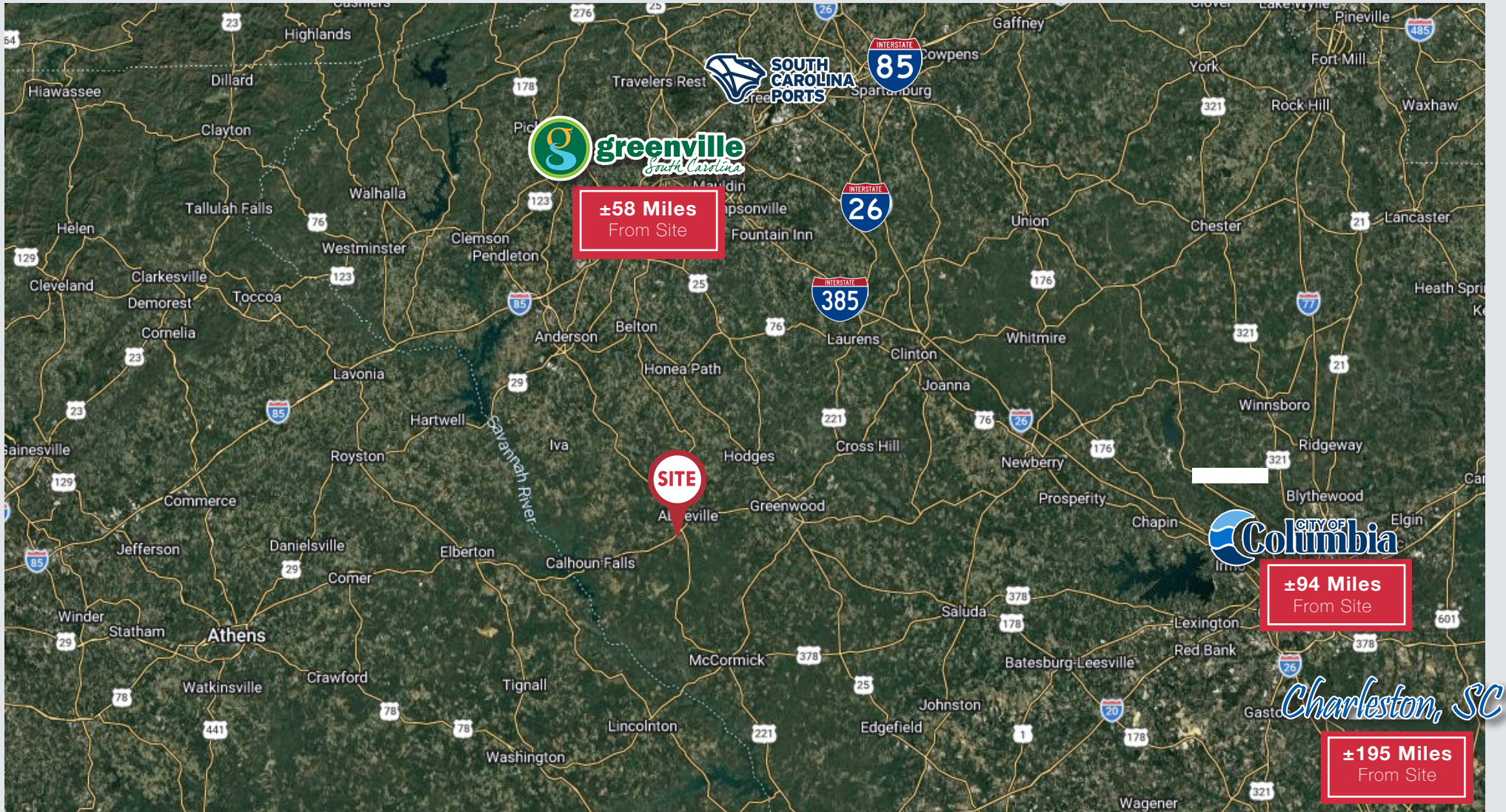
**NAI Earle Furman**

# For Sale

## 718 Carwellyn Road Greenville, SC

### Location Overview

Situated within 36 miles of I-85 with direct access to the Greer, SC Inland Port, this site is also well-connected to I-26 and the Port of Charleston. Ideal for investment, Abbeville, SC offers both infrastructure and opportunity.



The information contained herein is deemed reliable but is not guaranteed. NAI Earle Furman makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

John Baldwin, IV, CCIM  
864-238-6336  
JohnBaldwin@naief.com

Harry Gaddy  
843-801-9299  
hgaddy@naief.com

**NAI** Earle Furman