



# FOR LEASE

±7,650 SF Industrial Building  
143 Caggiano Drive Gaffney, SC

# Executive Summary

143 Caggiano Drive | Gaffney, SC

## Property Highlights:

- **Building Size:** ±7,650 SF
  - **Warehouse Space:** ±6,900 SF
  - **Office Space:** ±750 SF
- Drive-in doors: (2) 12' x 16'
- Dock-high door: (1) 10' x 10'
- Ceiling heights: 15'-18'
- Fully conditioned warehouse
- 3-Phase Power
- Conveniently located off of I-85 and Highway 29
- ±3 miles to I-85
- ±22 miles to Spartanburg
- ±40 miles to Greenville
- ±55 miles to Charlotte

## Offering Summary

**Lease Info:** \$6.25/SF (NNN)

*Acreage, square footage, taxes, utilities, and lot dimensions to be verified by Agent or prospective Buyer/Tenant*



# Property Photos

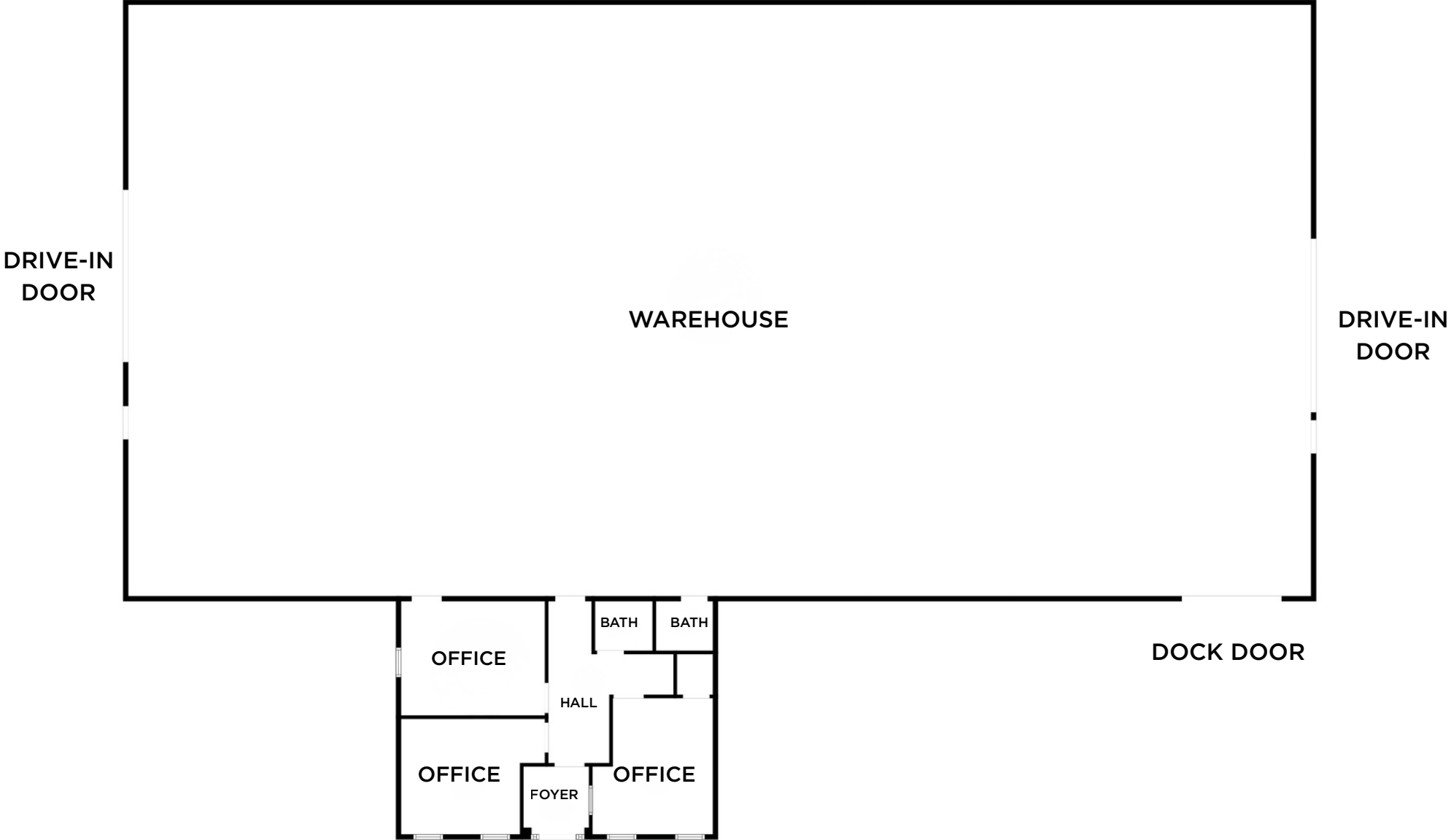


# Property Photos



# Floorplan

143 Caggiano Drive | Gaffney, SC



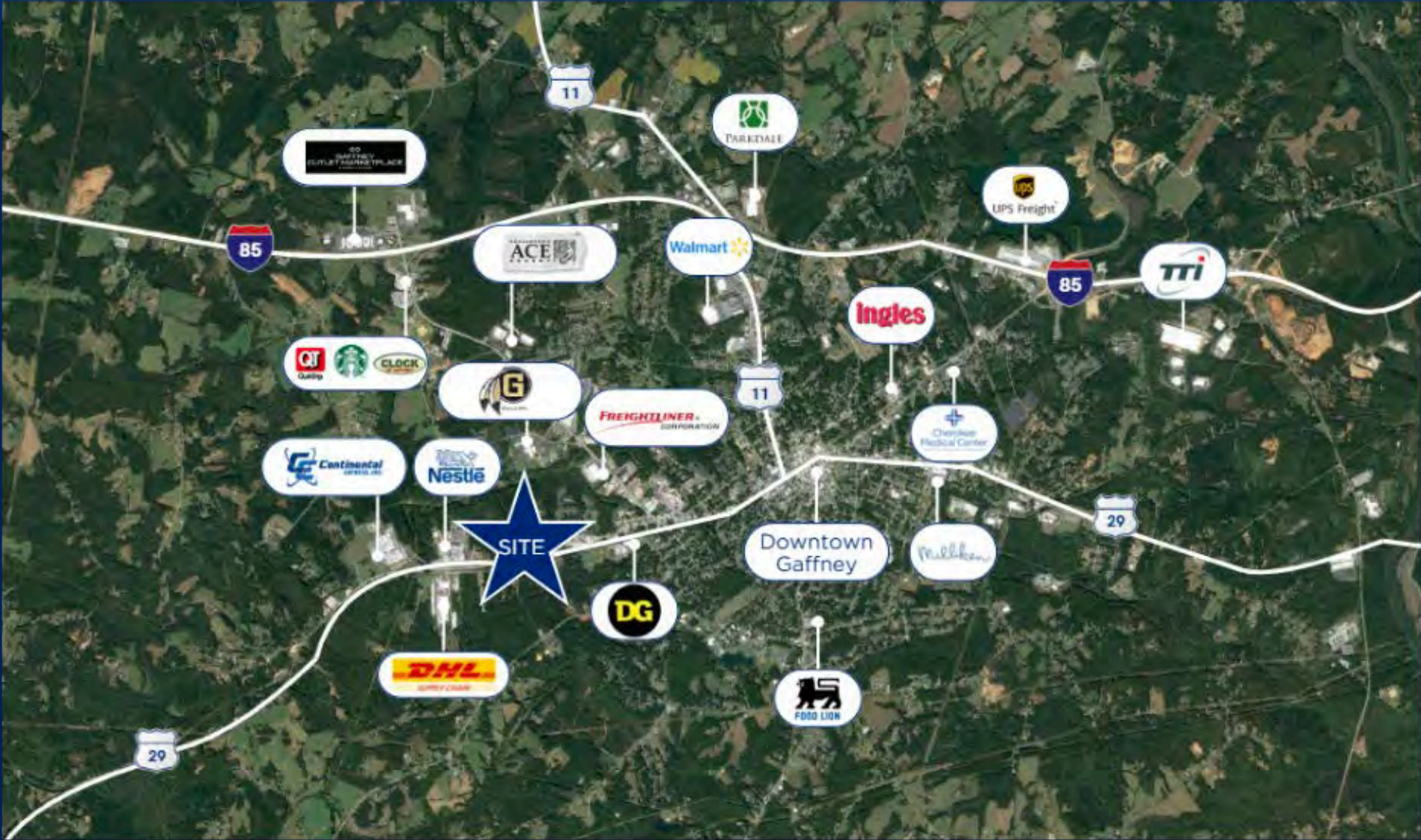
Aerial View



# Location Map

Gaffney, SC

REEDY



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# Contact Information

Reedy Property Group

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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