

# INDUSTRIAL FOR SALE

±333,500 SF ON ±59.14 AC | EXCESS LAND FOR ADD'L ±300,000 SF

SHORT TERM WALT - 100% LEASED



5950 N MAIN ST | COWPENS, SC 29330

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# PROPERTY HIGHLIGHTS

5950 N MAIN ST | COWPENS, SC 29330



## BUILDING SIZE

±333,500 SF total  
±4,400 SF covered storage



## CRANE

10-Ton, 40' Span



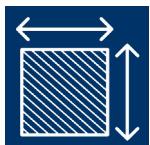
## OFFICE SPACE

±13,400 SF office



## LOADING

28 dock high doors  
3 drive in doors



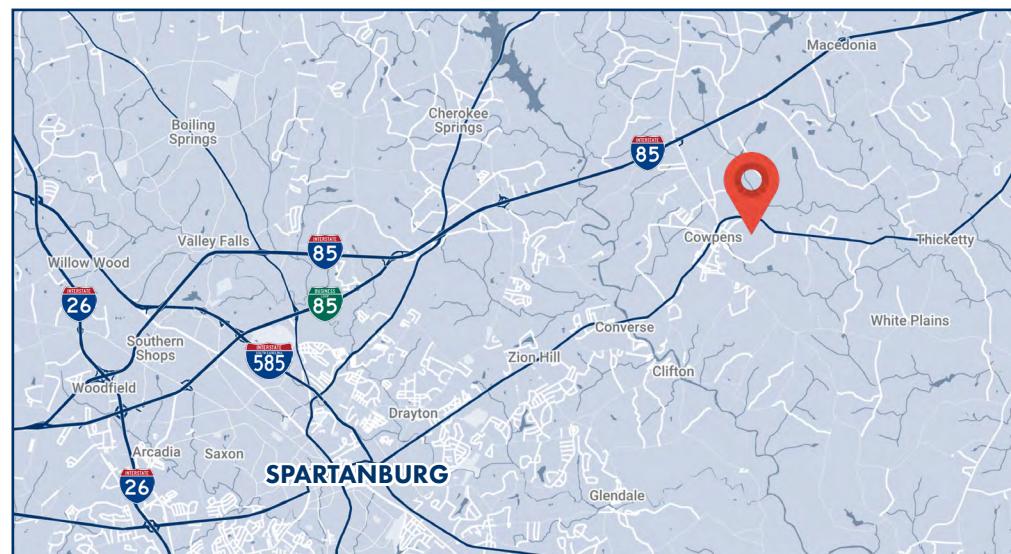
## LOT SIZE

±39.98 acres - building  
±19.71 acres - additional



## SPRINKLER

Upgraded in 2021  
On site water tank



# PROPERTY DETAILS

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**BUILDING** ±333,500 SF total with ±13,400 SF office space

**ACREAGE** ±39.98 acres  
Add'l ±19.71 acres available for expansion

**ZONING** Zoned I-1 (Light Industrial)

**TAX MAP IDs** 3-10-00-102.01 & 3-10-00-102.02

**YEAR BUILT** 1979-1991 (Renovated 2014, 2019, 2021, 2022 & 2023)

**CEILING HEIGHT** 18'-21'8", 19'3" - 22'4", & 29'8" - 31'3" (See page 4)

**LOADING** 22 DH doors (8'x10') 2 DI doors (8'x10')  
5 DH doors (8'x8') 1 DI door (12'x18')  
1 DH door (12'x17')

**COLUMN SPACING** 40' x 40'

**ROOF** TPO + tar and gravel  
See roof replacement details on page 5

**FIXED CRANE** 1 10-Ton with 40' span

**SPRINKLER** Upgraded wet system - 2021 installation

**HVAC** 100% heated; air conditioning offices only

**HEAVY POWER** 3 phase, 4,000 Amp, 480 volts

**LIGHTING** Motion sensor T-8 lights

**RAIL SPUR** Norfolk Southern (NS)

**PARKING** ±130 spaces; fenced lot with exterior lighting



## LEASE DETAILS

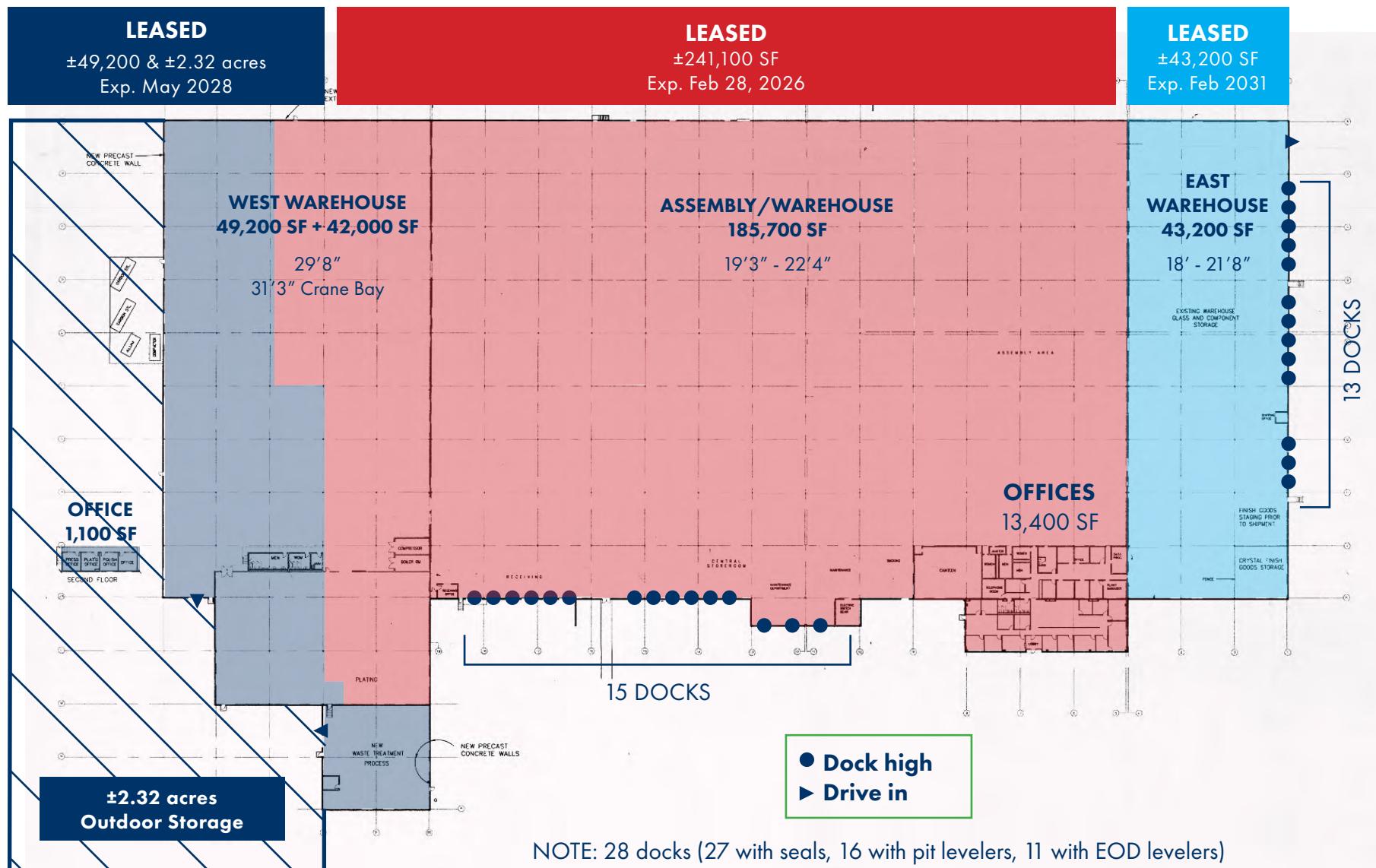
- 2 Tenants
- ±43,200 SF - Leased through Feb 2031
- ±49,200 SF - Leased through May 2028
- ±241,100 SF - Leased through Feb 2026

**FOR SALE:  
\$18,500,000**



# FLOOR PLAN

5950 N MAIN ST | COWPENS, SC 29330



# PIEDMONT PROPERTIES CORFAC INTERNATIONAL

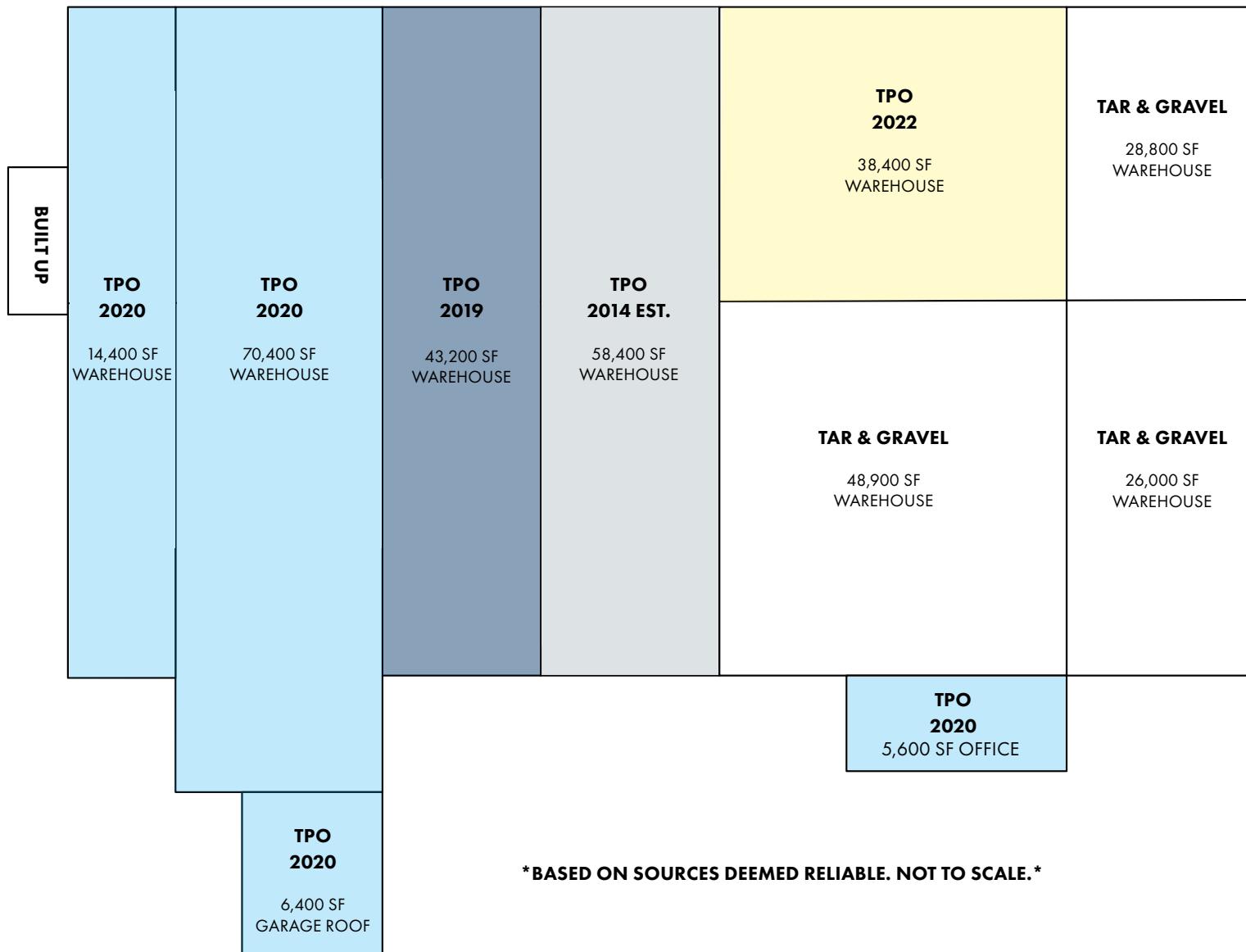
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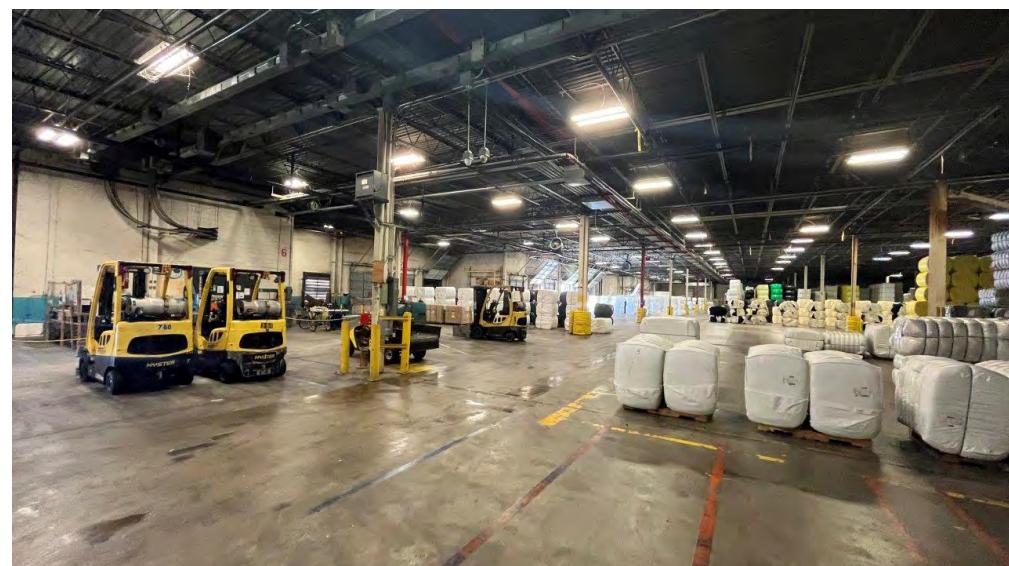
# ROOF REPLACEMENT DETAILS

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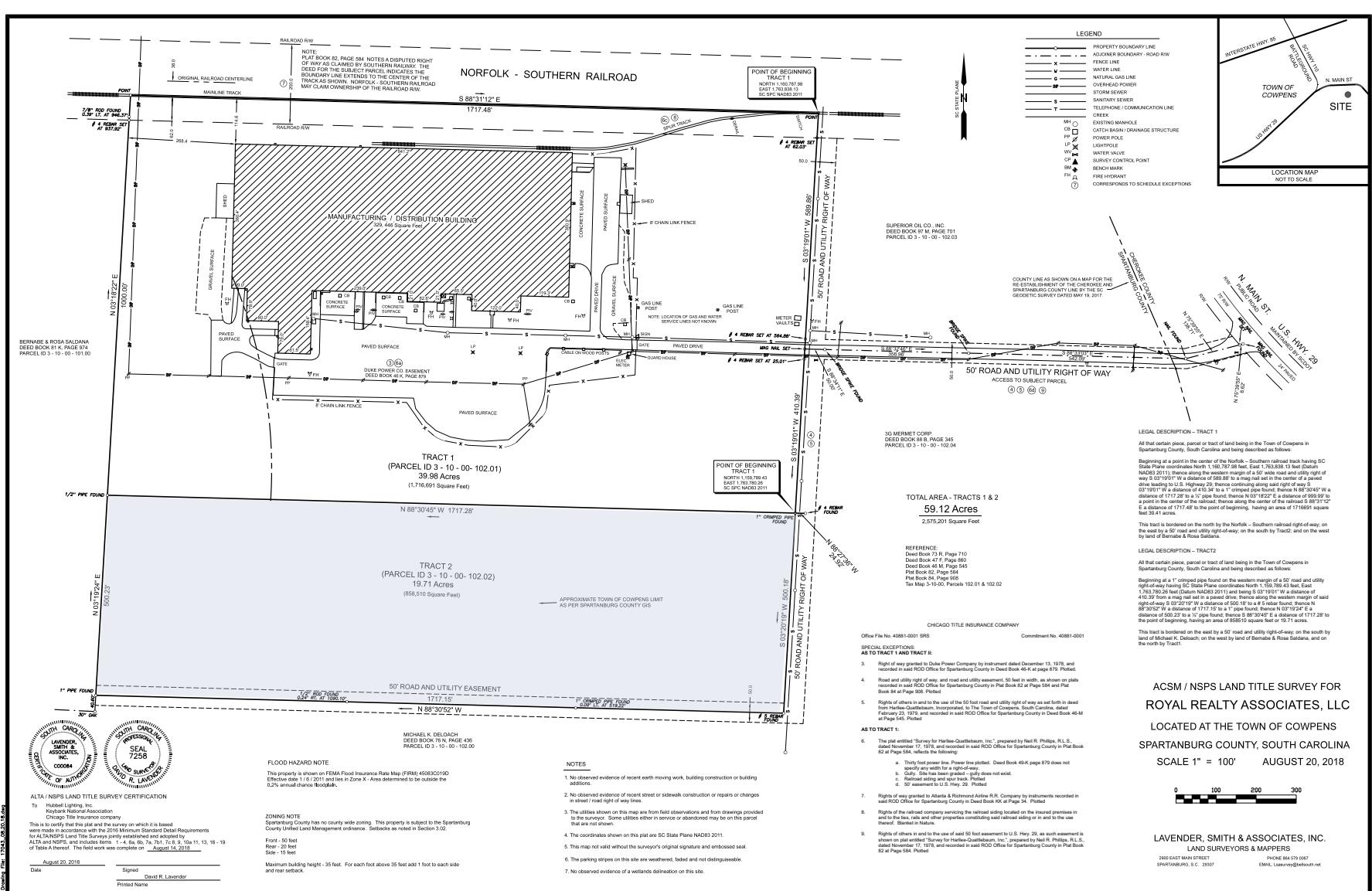
# PHOTOS

5950 N MAIN ST | COWPENS, SC 29330



# SURVEY

5950 N MAIN ST | COWPENS, SC 29330



# PIEDMONT PROPERTIES

CORFAC INTERNATIONAL

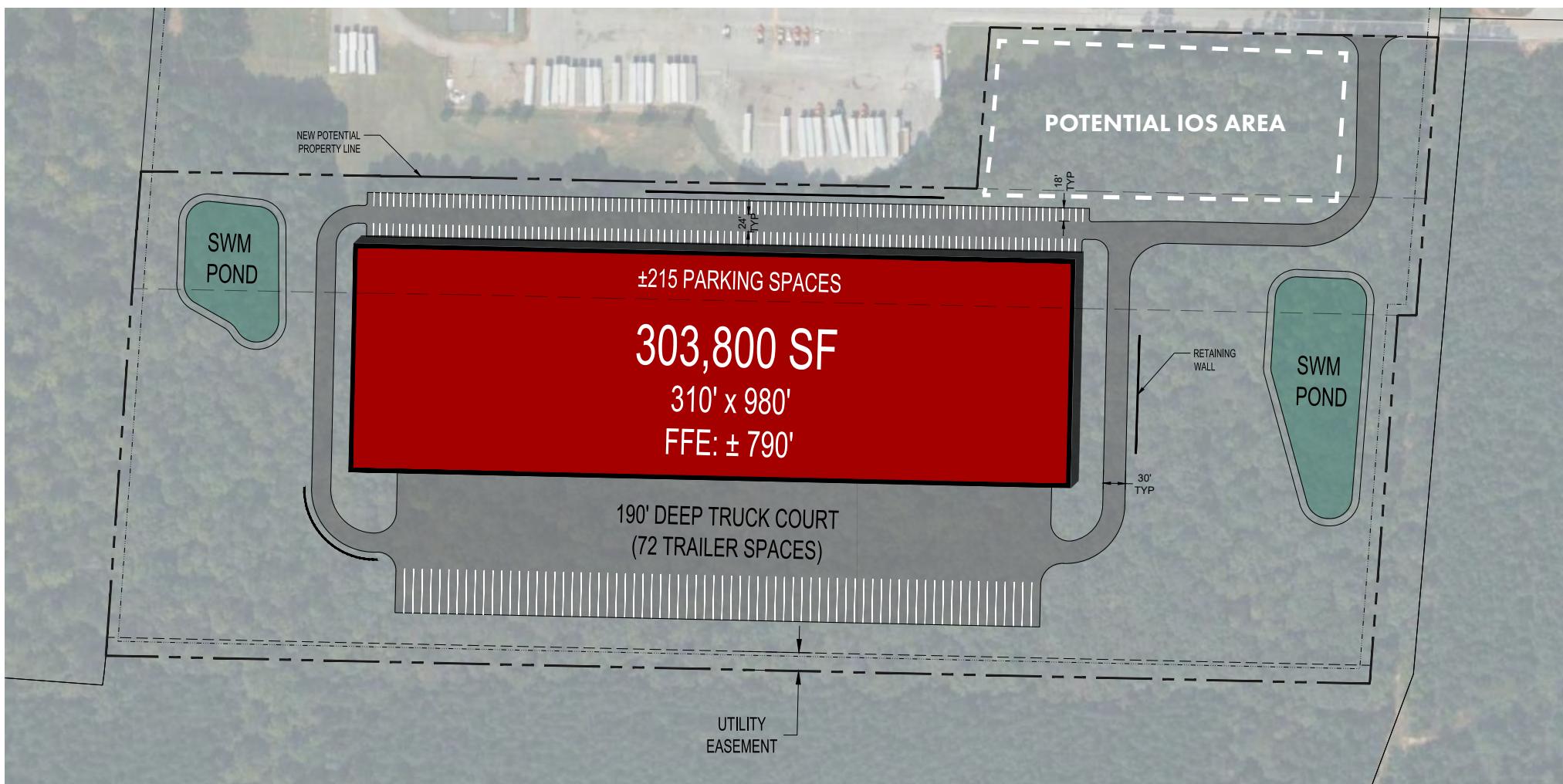
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# EXPANSION OPPORTUNITY

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