

**PIEDMONT PROPERTIES**  
CORFAC INTERNATIONAL

# 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



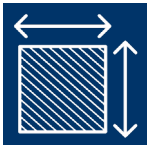
## OFFICE SPACE

±13,400 SF office



## LOADING

28 dock high doors  
3 drive in doors



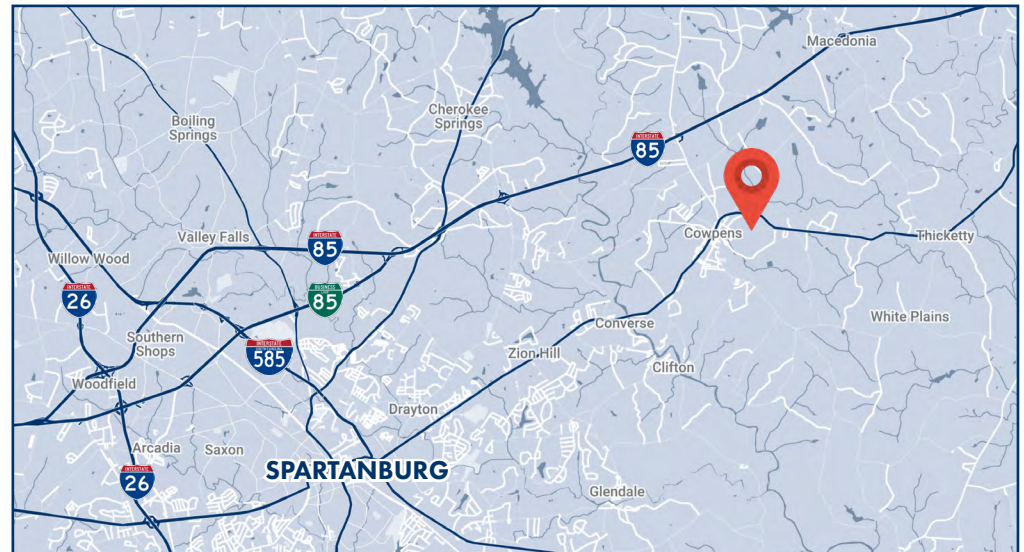
## LOT SIZE

±39.98 acres - building  
±19.71 acres - additional



## SPRINKLER

Upgraded in 2021  
On site water tank





# PROPERTY DETAILS

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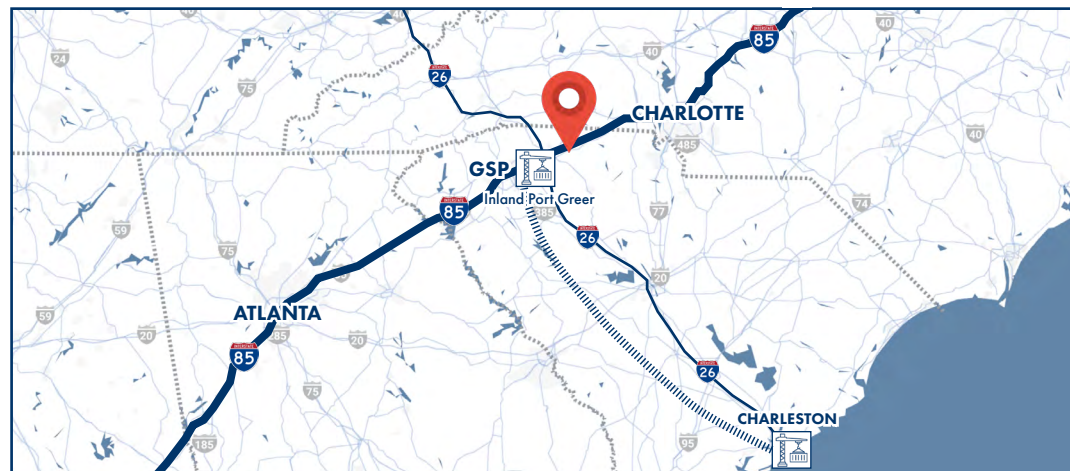
<b>BUILDING</b>	±333,500 SF total with ±13,400 SF office space	
<b>ACREAGE</b>	±39.98 acres Add'l ±19.71 acres available for expansion	
<b>ZONING</b>	Zoned I-1 (Light Industrial)	
<b>TAX MAP IDs</b>	3-10-00-102.01 & 3-10-00-102.02	
<b>YEAR BUILT</b>	1979-1991 (Renovated 2014, 2019, 2021, 2022 & 2023)	
<b>CEILING HEIGHT</b>	18-21'8", 19'3" - 22'4", & 29'8" - 31'3" (See page 4)	
<b>LOADING</b>	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')	
<b>COLUMN SPACING</b>	40' x 40'	
<b>ROOF</b>	TPO + tar and gravel See roof replacement details on page 5	
<b>FIXED CRANE</b>	1 10-Ton with 40' span	
<b>SPRINKLER</b>	Upgraded wet system - 2021 installation	
<b>HVAC</b>	100% heated; air conditioning offices only	
<b>HEAVY POWER</b>	3 phase, 4,000 Amp, 480 volts	
<b>LIGHTING</b>	Motion sensor T-8 lights	
<b>RAIL SPUR</b>	Norfolk Southern (NS)	
<b>PARKING</b>	±130 spaces; fenced lot with exterior lighting	



## LEASE DETAILS

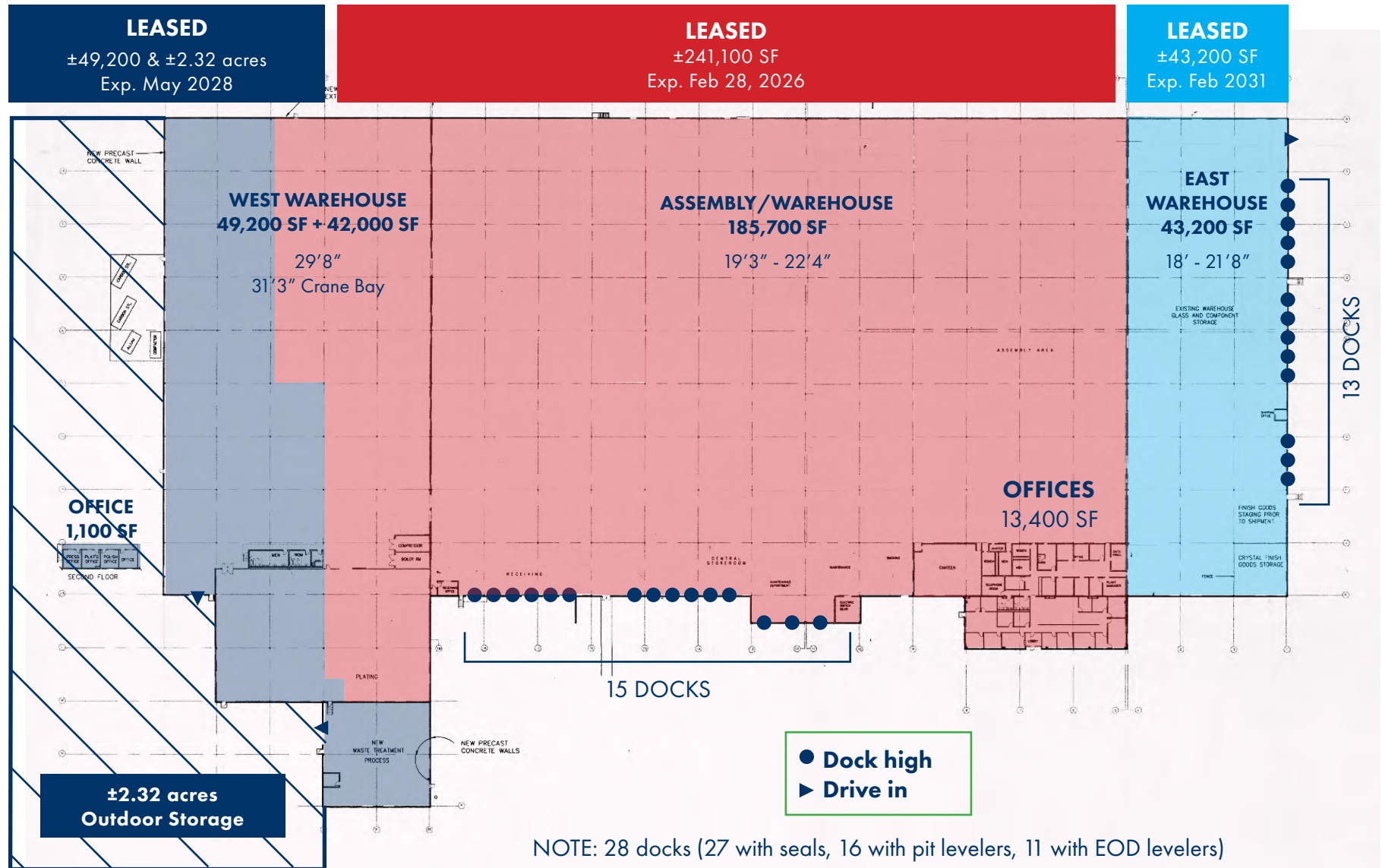
- 2 Tenants
- ±43,200 SF - Leased through Feb 2031
- ±49,200 SF - Leased through May 2028
- ±241,100 SF - Leased through Feb 2026

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



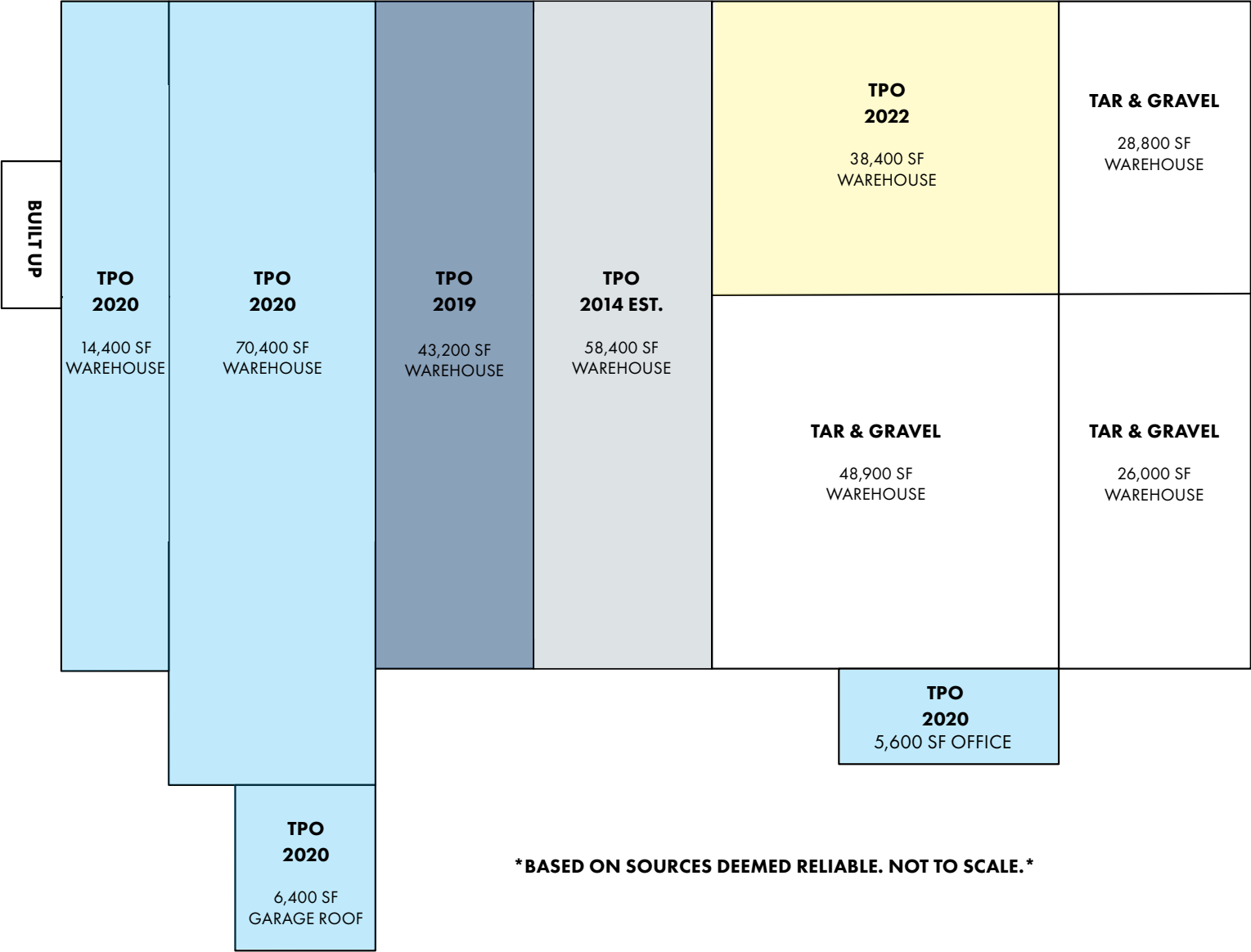
# FLOOR PLAN

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# ROOF REPLACEMENT DETAILS

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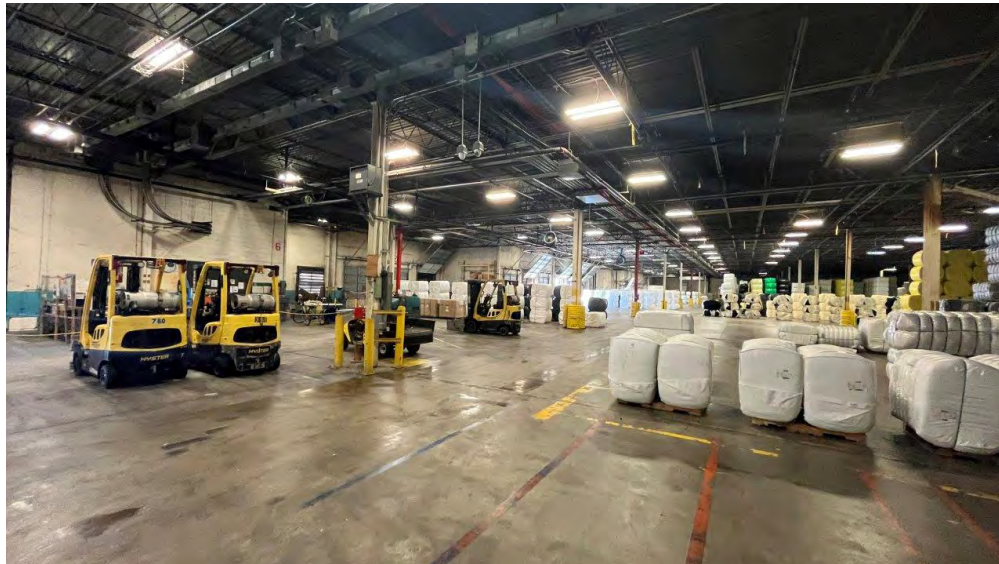


\*BASED ON SOURCES DEEMED RELIABLE. NOT TO SCALE.\*



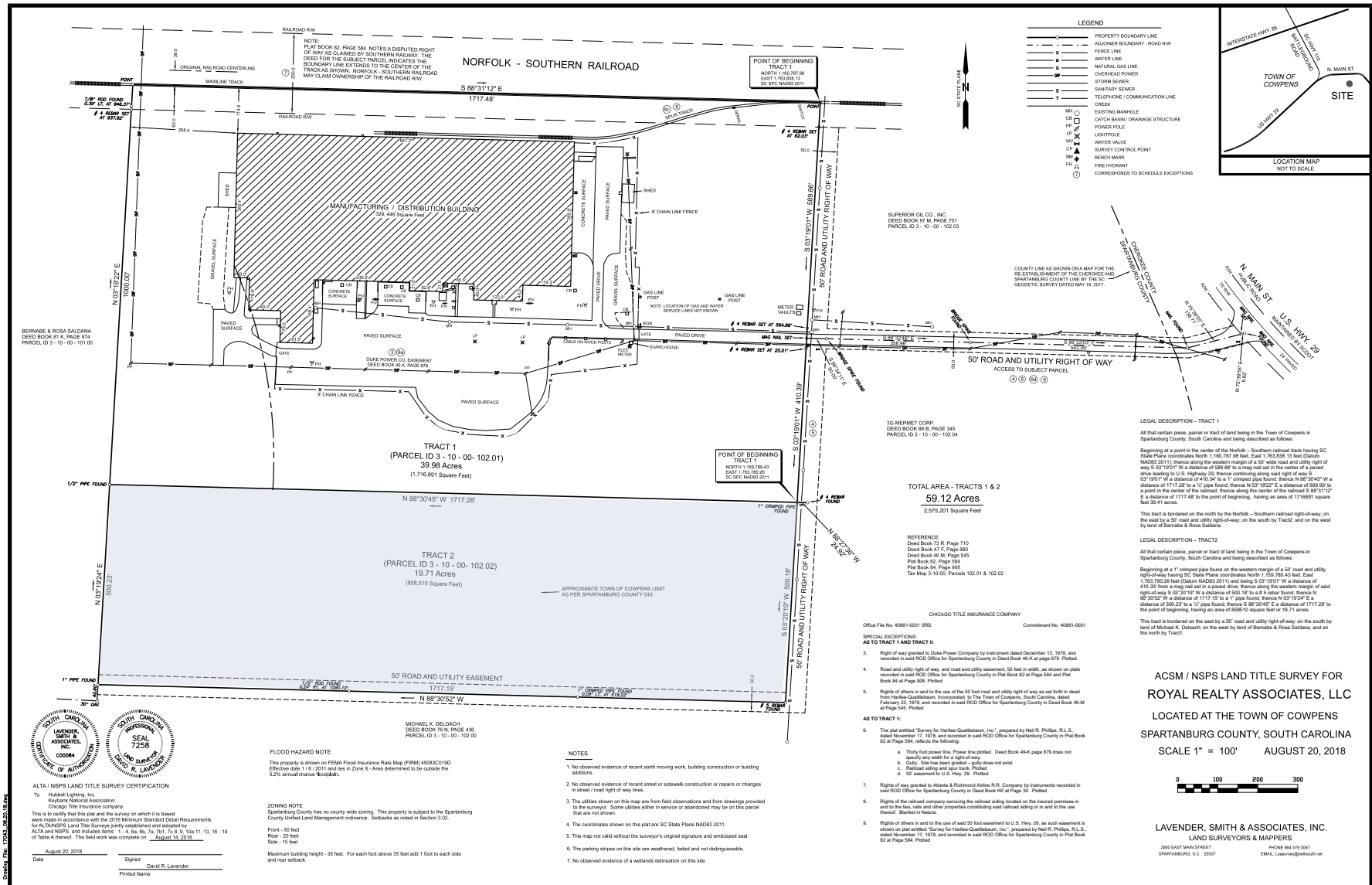
# PHOTOS

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# SURVEY

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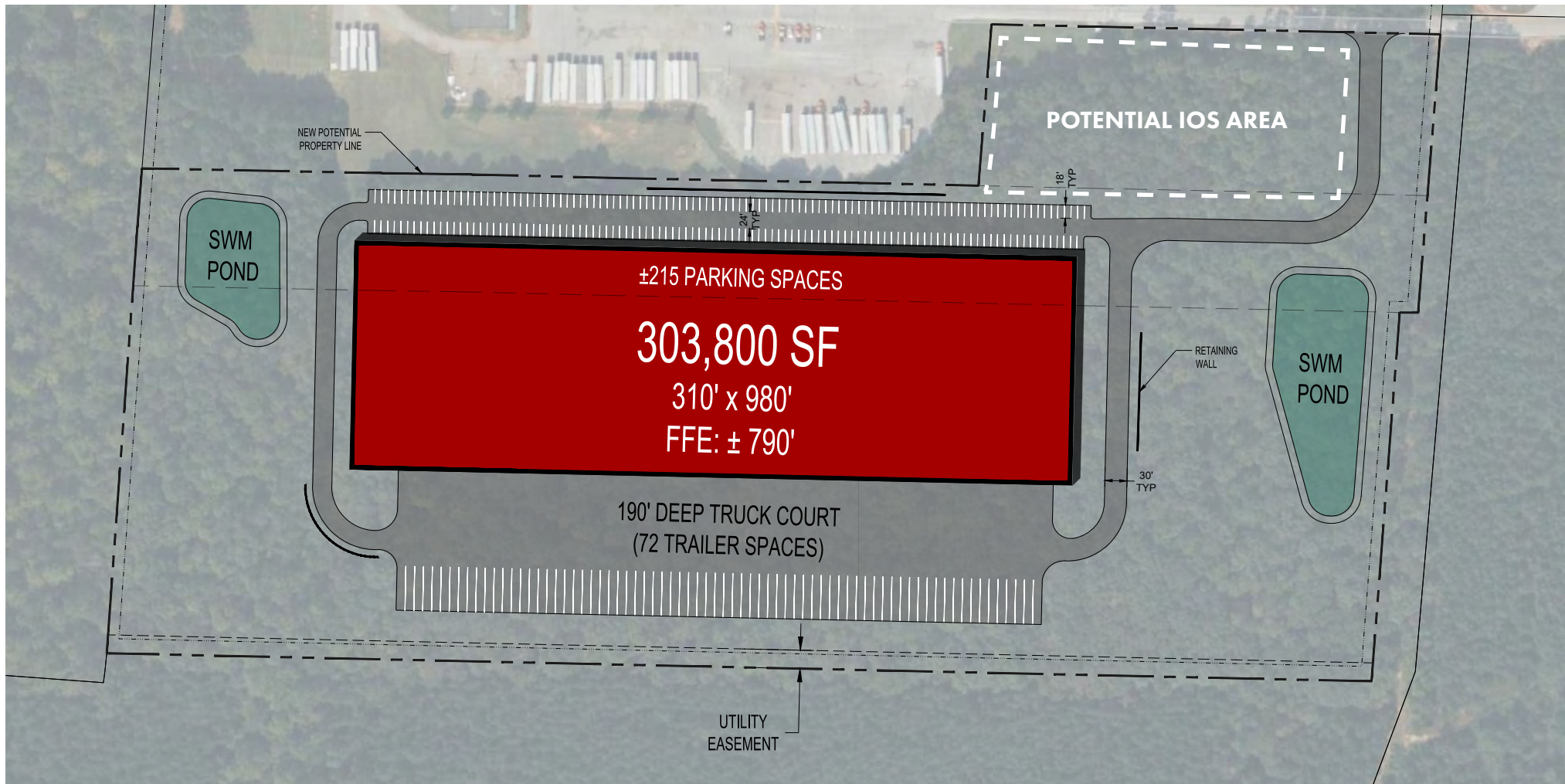
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# EXPANSION OPPORTUNITY

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