

FOR SALE

±5,000 SF Industrial Facility on ±2.33 Acres
2969 Nazareth Rd Wellford, South Carolina

PRICE REDUCED

- ~~Was \$875,000~~
- Now \$845,000



Executive Summary

2969 Nazareth Rd | Wellford, SC

REEDY

Property Highlights:

- **Total Building Size:** ±5,000 SF
 - ±4,300 SF Warehouse
 - ±700 SF Office
- **Lot Size:** ±2.33 Acres
- (2) Restrooms (1) Shower
- Ceiling Heights: 14'6" Center, 9'6" Eaves
- Dock High Doors: (1) 8' x 9'
- Drive-in Doors: (2) 10' x 10'
- Fully conditioned offices. Suspended gas heat in warehouse.
- Ample room for parking or laydown yard
- Less than 1 mile to Exit 66 on I-85
- Less than 6 miles to BMW Manufacturing Facility
- Less than 20 miles to Downtown Greenville
- Less than 10 miles to Downtown Spartanburg
- Spartanburg County Tax Map: 5-21-00-010.06



Offering Summary

Sale Price: \$845,000

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.

Parcel Overview

2969 Nazareth Rd | Wellford, SC

REEDY



Property Photos



Property Photos



Location Map

Wellford, SC



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Reedy Property Group



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

REEDY

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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