

# FOR LEASE

Flex Space w/ Interstate Frontage on I-85



**474 A & B Hampshire Dr.**  
Gaffney, SC 29341



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# Executive Summary

474A Hampshire Dr | Gaffney, SC

## Property Highlights

- Showroom/Office
- 1 drive-in door (12'x12')
- Visibility from I-85
- ±2 minutes from I-85 Exit 95
- ±14-16 ft clearance heights
- Fully conditioned

## Offering Summary

**Suite Size:** ±2,400 SF

**Lease Info:** \$12/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.*



# Executive Summary

474B Hampshire Dr | Gaffney, SC

## Property Highlights

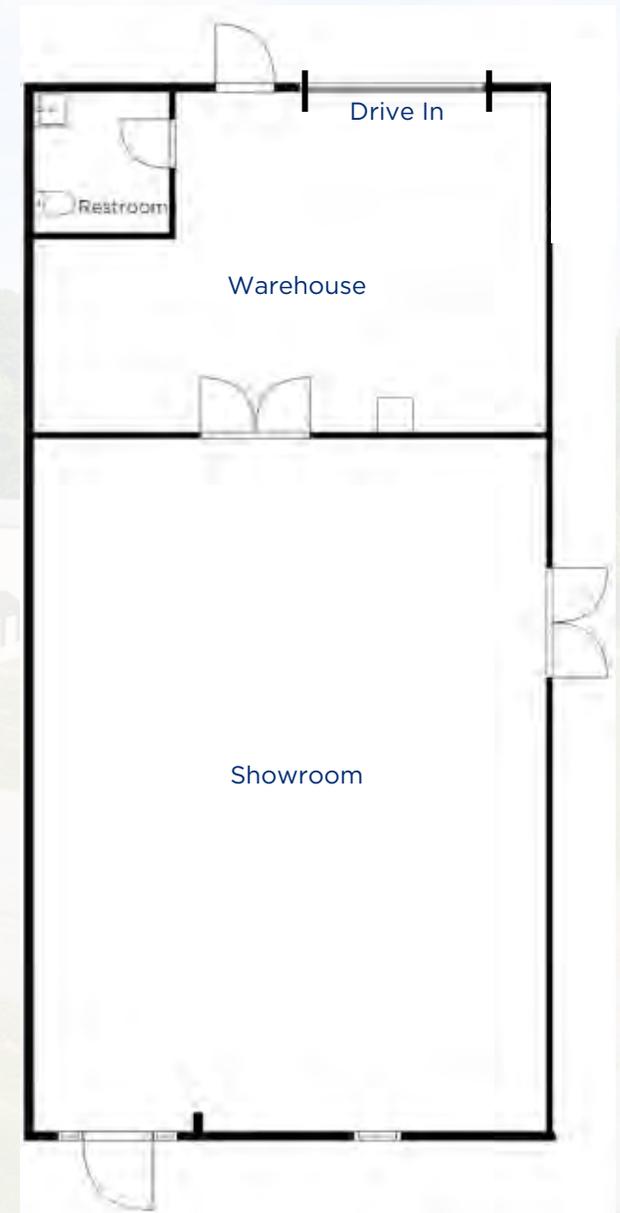
- Office & showroom
- Warehouse space
- Restroom
- 1 drive-in door (12'x12')
- Visibility from I-85
- ±2 minutes from I-85 Exit 95
- ±9 ft drop ceiling in showroom
- Fully conditioned

## Offering Summary

**Suite Size:** ±1,800 SF

**Lease Info:** \$12/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.*



# Executive Summary

474 A & B Hampshire Dr | Gaffney, SC

## Property Highlights

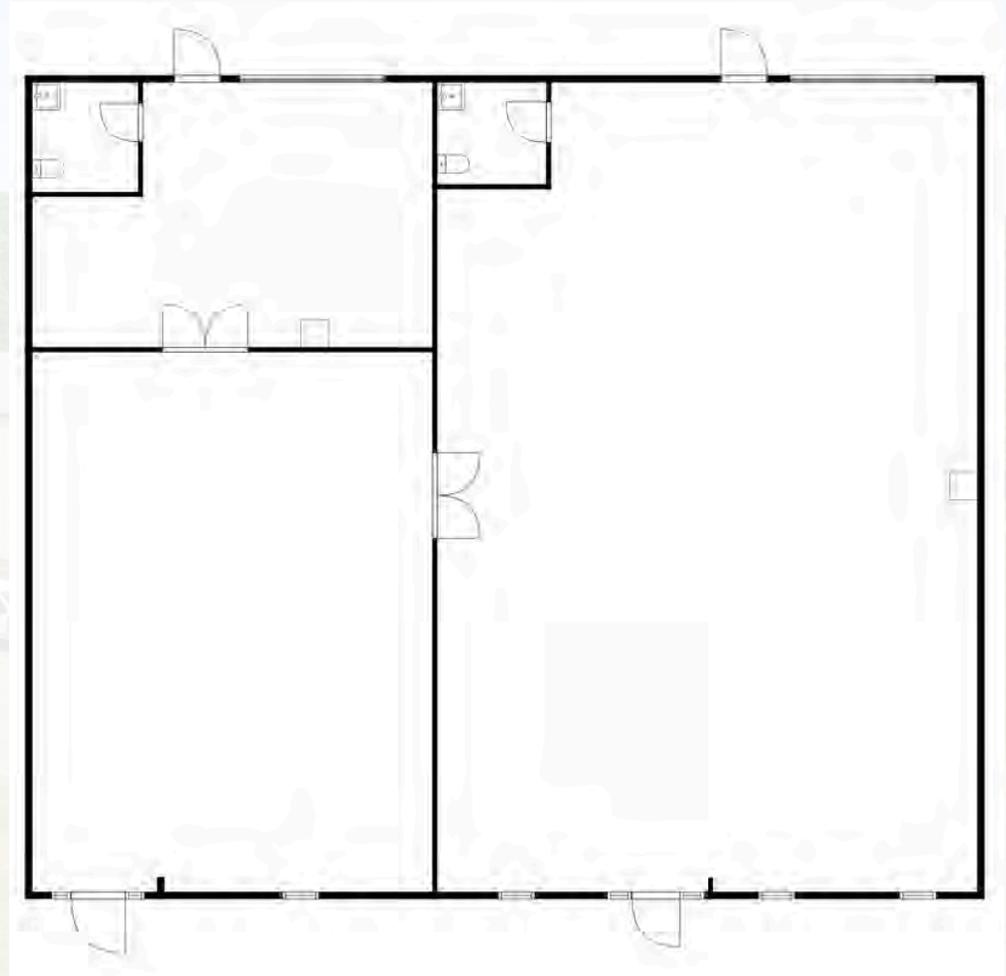
- 2 Drive-In Doors (12'x12')
- One Shared Dock Door
- 2 Restrooms
- Visibility from I-85
- ±2 minutes from I-85 Exit 95
- Fully conditioned

## Offering Summary

**Suite Size:** ±4,200 SF

**Lease Info:** \$10/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.*



# Property Photos



# Parcel Overview

Cherokee County TMS#: 098-00-00-033.002

REEDY



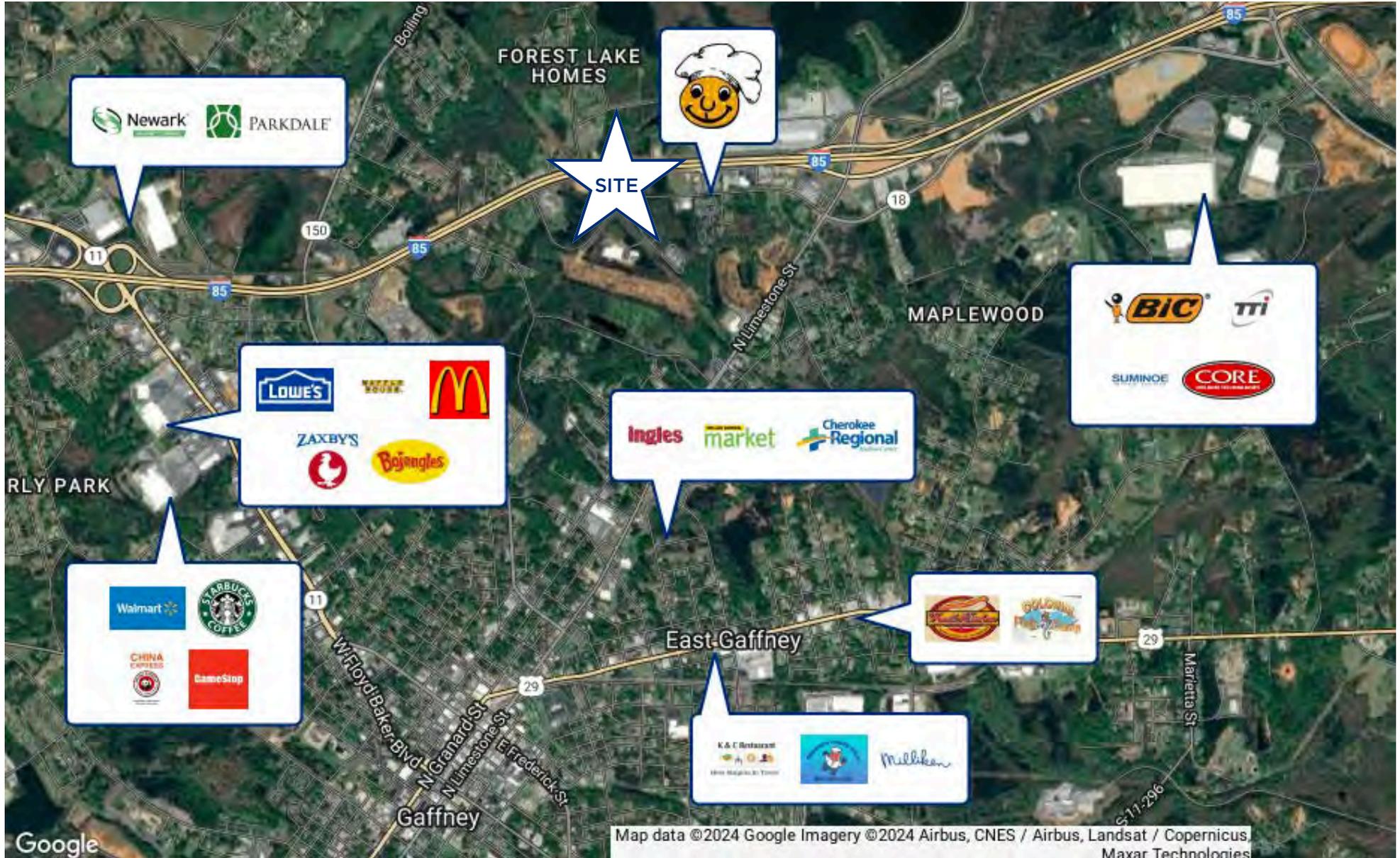
# Local Amenities

Gaffney, SC



← Spartanburg, SC

Charlotte, NC →



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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 Property Group

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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