



FOR SALE/LEASE

160/170 STRICKLAND DRIVE

Roebuck, South Carolina

±7,000 - 26,200 SF OF INDUSTRIAL SPACE

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



## EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for Sale/Lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to ±26,200 SF of excellent Industrial space and offers a 10' clear height, 2 drive-in doors, and 1 dock position.
- Situated in Spartanburg County, a growing industrial hub with a strong transportation infrastructure, this property is ideal for manufacturers, distributors, or logistics providers seeking efficient operations and easy market access.
- Entire Building Sale Price: \$34.35/SF

## SNAPSHOT

|                    |  |
|--------------------|--|
| <b>Address:</b>    | <b>160/170 Strickland Dr<br/>Roebuck, SC</b> |
| <b>Tax ID:</b>     | <b>6-26-00-020.04</b>                        |
| <b>Type:</b>       | <b>Warehouse</b>                             |
| <b>County:</b>     | <b>Spartanburg County</b>                    |
| <b>Size:</b>       | <b>± 26,200 SF</b>                           |
| <b>Sale Price:</b> | <b>\$900,000</b>                             |

Bobby Lyons, SIOR, CCIM  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

Luke Lyons  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

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**EXECUTIVE SUMMARY**

- Lyons Industrial Properties is pleased to offer for lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to ±20,000 SF of excellent Industrial space and offers a 10' clear height, 2 drive-in doors, and 1 dock position.
- Sale Price: \$725,000
- Lease Rate: \$3.15/SF NNN

**SNAPSHOT**

|                    |  |
|--------------------|--|
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| <b>Tax ID:</b>     | <b>6-26-00-020.04</b>                    |
| <b>Type:</b>       | <b>Warehouse</b>                         |
| <b>County:</b>     | <b>Spartanburg County</b>                |
| <b>Size:</b>       | <b>± 20,000 SF</b>                       |
| <b>Lease Rate:</b> | <b>\$3.15/SF NNN</b>                     |

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**EXECUTIVE SUMMARY**

- Lyons Industrial Properties is pleased to offer for lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to ±7,000 SF of storage space (including shed) offers a 9.5' clear height, and 1.9 Acres.
- Sale Price: \$225,000
- Lease Rate: \$3.85/SF NNN

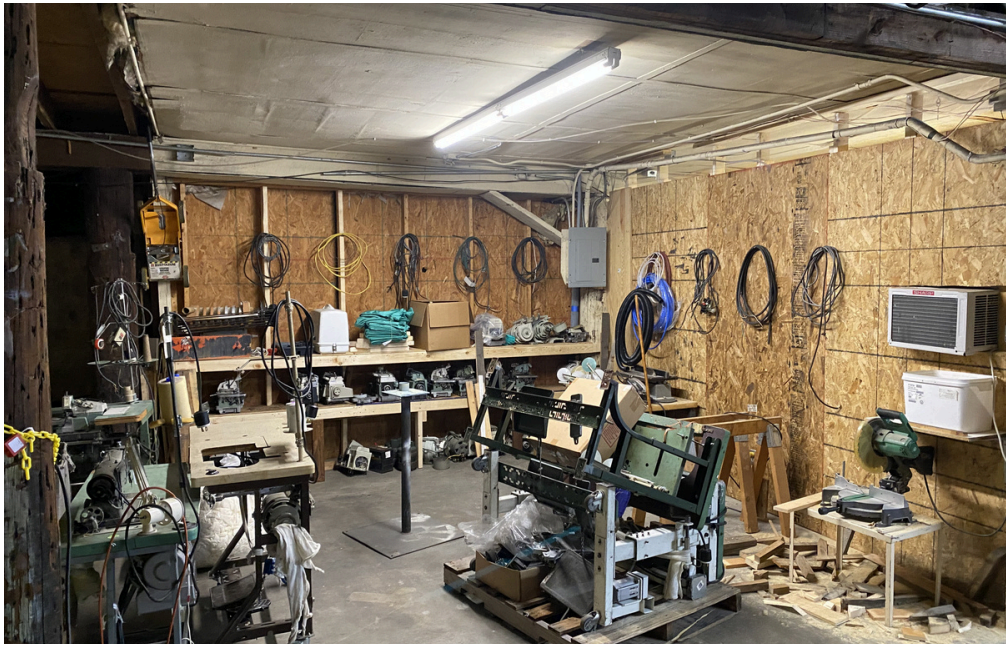
**SNAPSHOT**

|                    |  |
|--------------------|--|
| <b>Address:</b>    | <b>160 Strickland Dr<br/>Roebuck, SC</b> |
| <b>Tax ID:</b>     | <b>6-26-00-020.04</b>                    |
| <b>Type:</b>       | <b>Warehouse</b>                         |
| <b>County:</b>     | <b>Spartanburg County</b>                |
| <b>Size:</b>       | <b>± 7,000 SF</b>                        |
| <b>Lease Rate:</b> | <b>\$3.85/SF NNN</b>                     |

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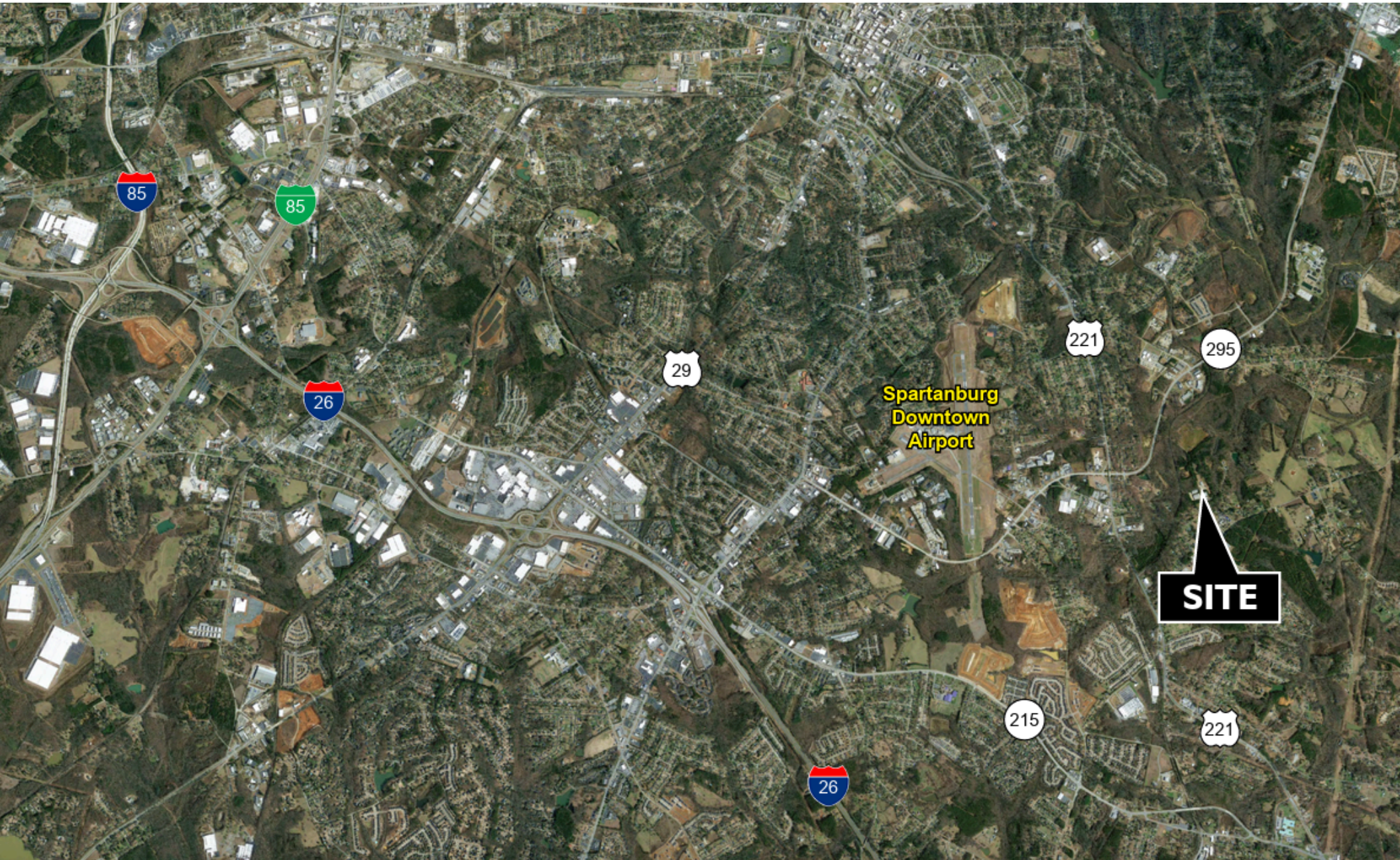




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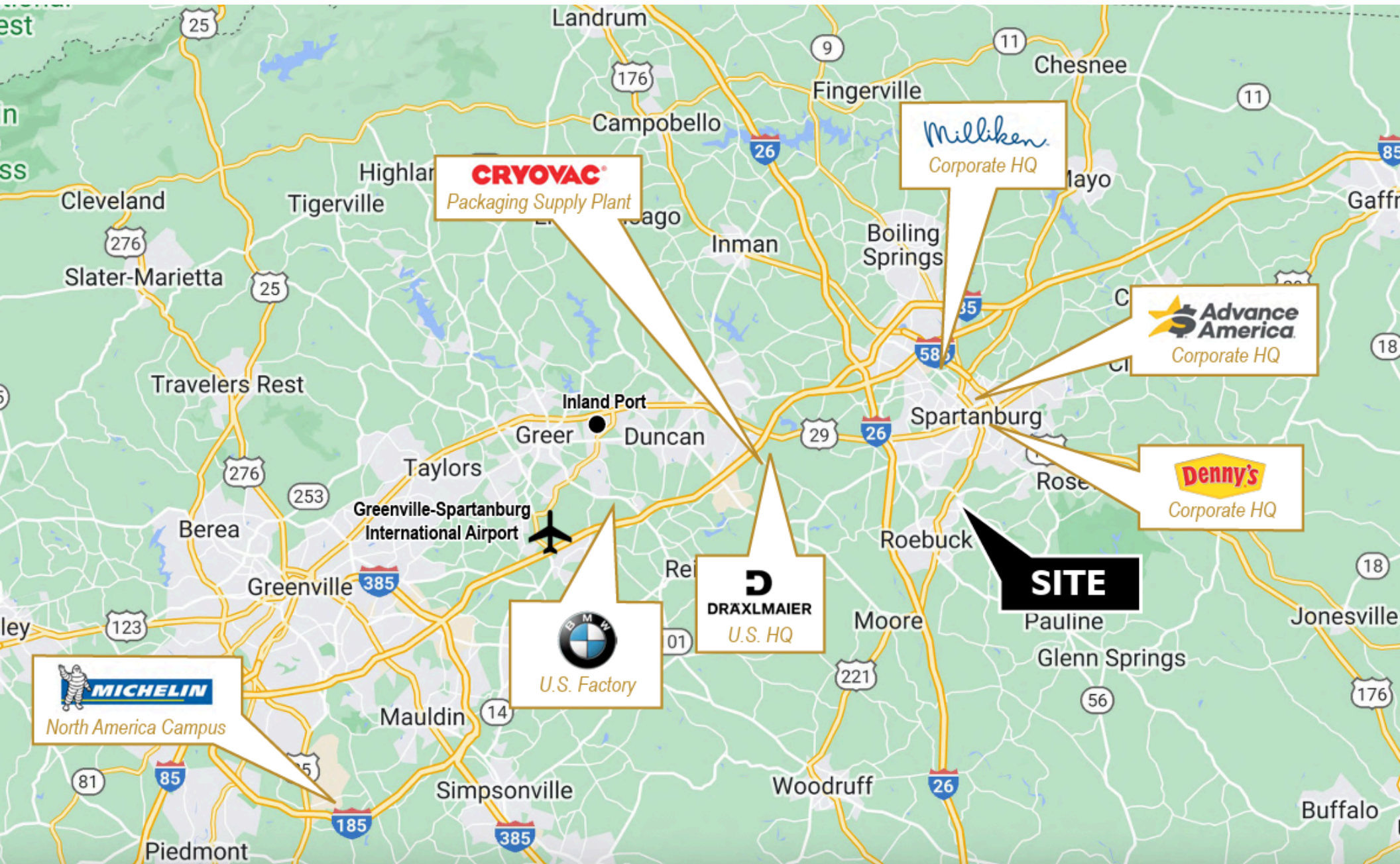




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