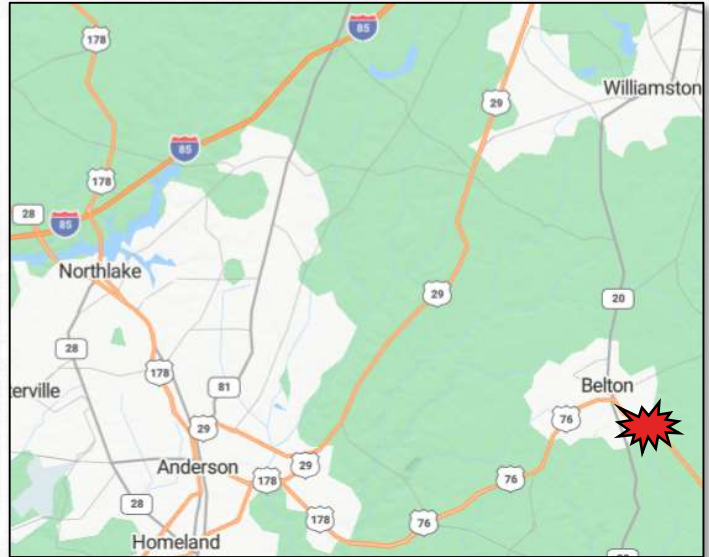


FOR SALE



CARDINAL
COMMERCIAL PROPERTIES™



399 Broyles Ave, Belton, SC 29627

SQUARE FEET: +/- 23,649 SF
SALES PRICE: Contact Broker
ACREAGE: +/- 7.86
TMS# 250-00-01-003-000
250-00-01-004-000
COUNTY: ANDERSON
CITY: BELTON
ZONING: I-2

- ±23,649 SF industrial building situated on ±5.0 acres.
- Additional ±2.86 acres of unimproved land included for expansion or outdoor storage.
- Four (4) roll-up doors, including two (2) dock-high and two (2) grade-level.
- Warehouse with center ceiling height of ±19'2".
- Equipped with suspended gas heaters.
- Combination of LED and HPS lighting.
- Two (2) warehouse restrooms plus one (1) restroom in the office area.
- Functional layout suitable for distribution, manufacturing, or storage users.
- Prime location in Belton, SC.
- Proximity to major corridors including Highway 29 and Interstate 85.
- Ample space for parking, storage, and expansion.
- Building has 480 volt - 3 phase electrical service, is connected to public sewer, water, and natural gas service.

**FOR MORE INFORMATION
CONTACT:**

Robert Leland Brissie Jr., CCIM
Broker-in-Charge
864-559-8227

rob@cardinalcommercialproperties.net

Lou Brissie
Senior Associate
864-421-4447

lou@cardinalcommercialproperties.net

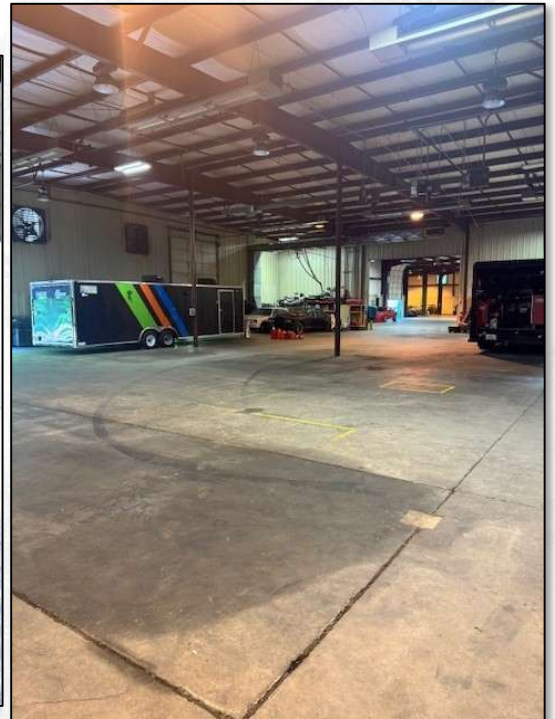
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