

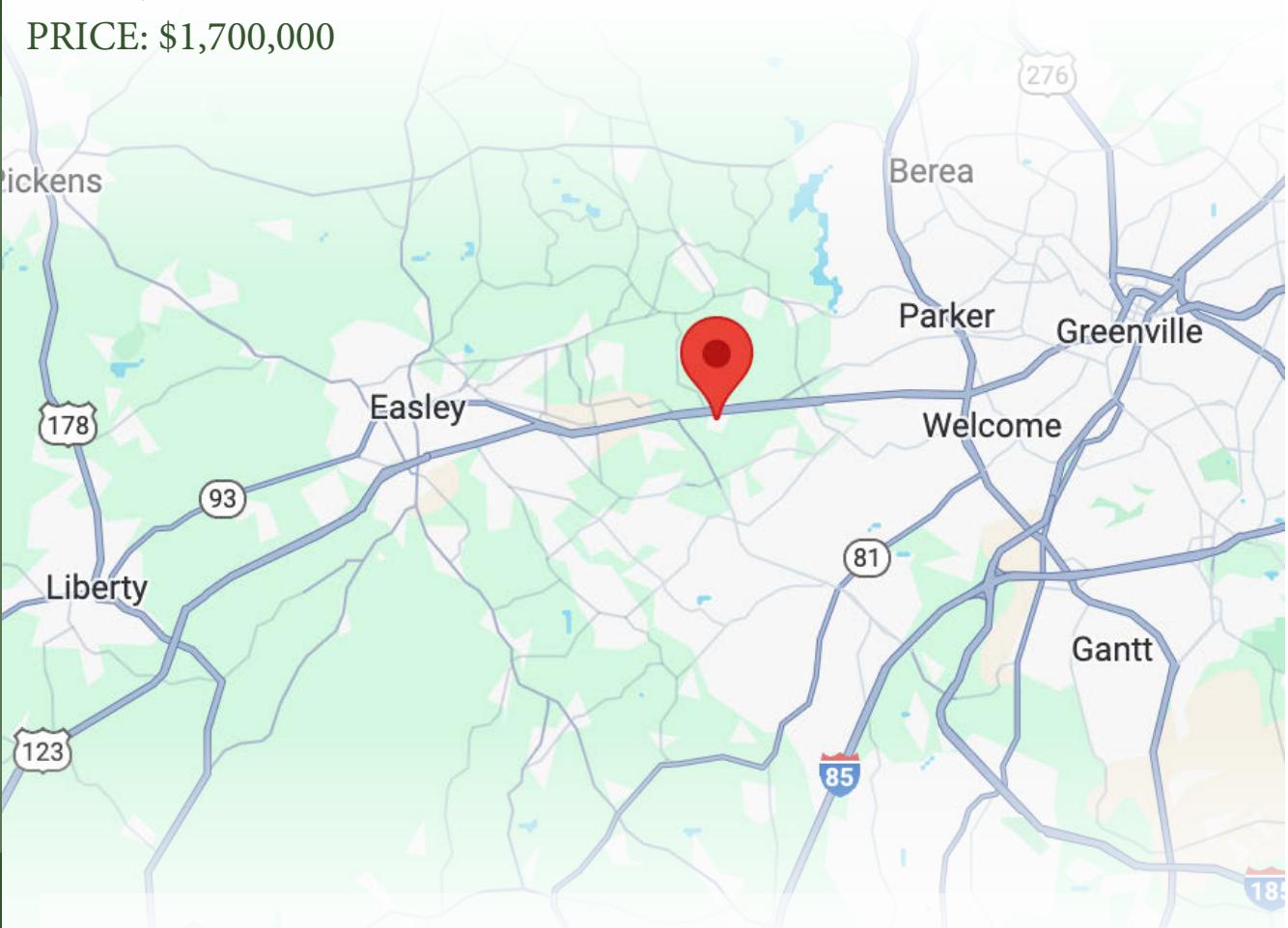


# FOR SALE

**±7,040 SF Flex Building on ±0.73 acres**

4271 Calhoun Memorial Hwy  
Easley, SC 29640

PRICE: \$1,700,000

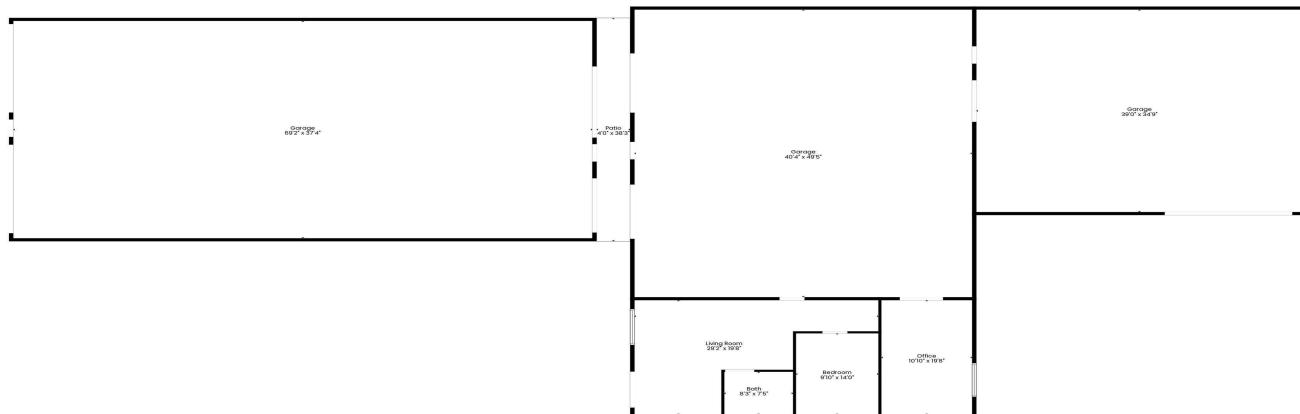


Daniel Casillas • 864.901.6932 • [daniel@tbccre.com](mailto:daniel@tbccre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Features

- Multi-purpose flex building suitable for a variety of uses
- Highly visible from Calhoun Memorial Hwy (123) with 24,400 VPD per SCDOT
- Entire building is fully conditioned
- Living quarters built out (bedroom, bathroom, kitchenette, living room)
- 16' clear height
- Three drive-in doors
- Secure, fenced in paved lot
- State of the art security system
- Pickens TMS 5049-14-43-6386
- 4 shipping containers included
- Pontoon boat and trailer included



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# Interior Photos



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# Exterior Photos



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