



# BUILD TO SUIT OPPORTUNITY FOR SALE OR LEASE

Midway Industrial Park  
Buildings 1 & 2



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**864.704.1040**  
LeeUpstate.com

## Call for Pricing

- 22,500 - 58,500 SF of Industrial Space
- ±0.5 Miles from I-85
- Can Deliver in Less Than 12 Months



**LOCATION**  
±0.5 MILES TO I-85



**OFFICE**  
BUILD TO SUIT



**UTILITIES**  
ALL AVAILABLE



**LIGHTING**  
LED THROUGHOUT



# PROPERTY OVERVIEW & PHOTOS

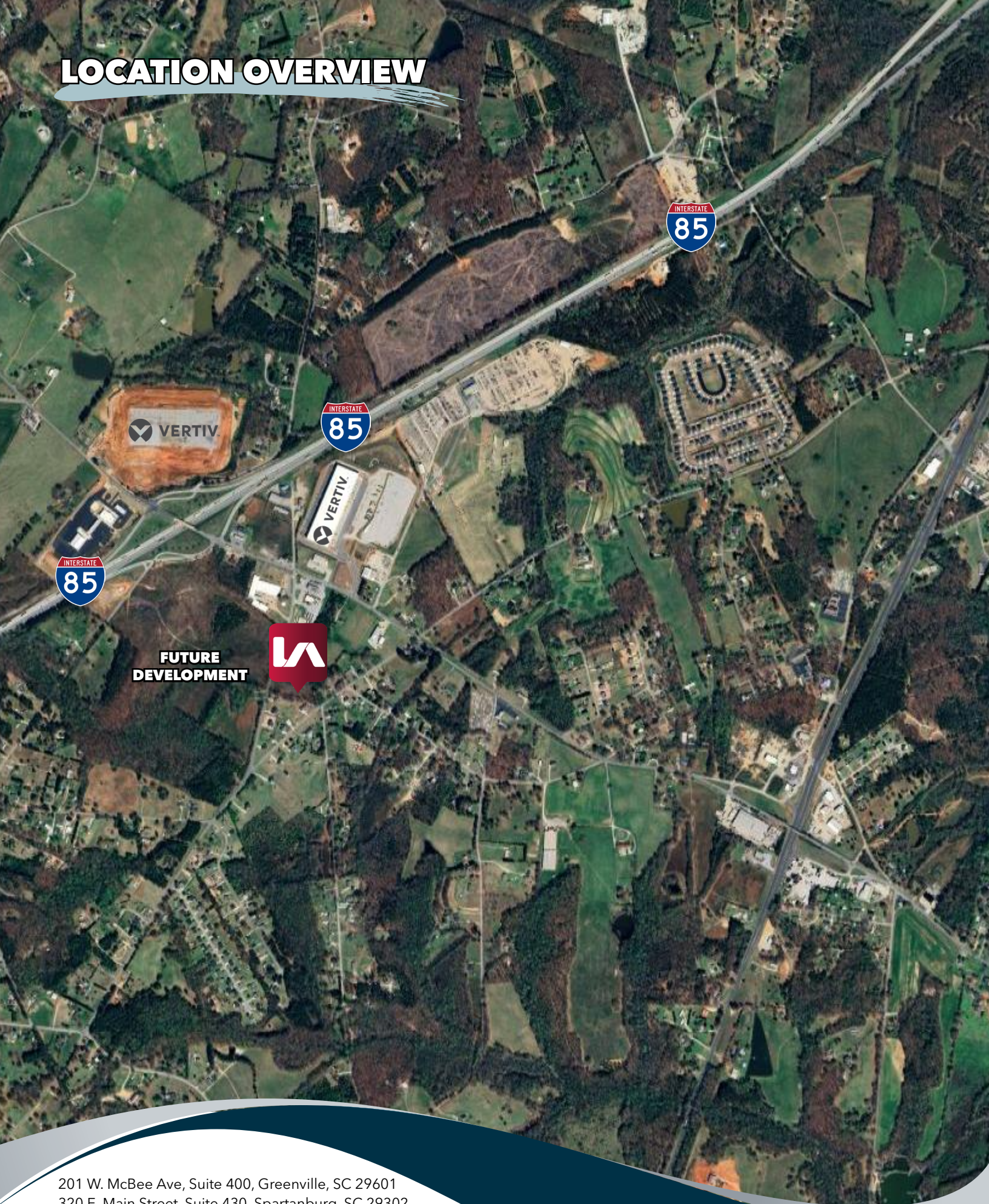
|                    |  |
|--------------------|--|
| PROPERTY NAME      | Midway Industrial Park                           |
| TYPE               | Industrial                                       |
| TOTAL AVAILABLE SF | BUILDING 1: ±36,000 SF<br>BUILDING 2: ±22,500 SF |
| TAX MAP #          | 1930015022                                       |
| COUNTY             | Anderson   |
| CITY LIMITS        | No   |
| ZONING             | None   |

|                |   |
|----------------|---|
| YEAR BUILT     | Build To Suit                               |
| OFFICE SF      | Build To Suit                               |
| CEILING HEIGHT | Minimum 24'                                 |
| DOCK DOORS     | BUILDING 1: 4 (Four)<br>BUILDING 2: 2 (Two) |
| DRIVE-IN DOORS | BUILDING 1: 2 (Two)<br>BUILDING 2: 1 (One)  |
| LIGHTING       | LED   |
| PARKING        | 30 Spaces                                   |





# LOCATION OVERVIEW



201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeUpstate.com](http://LeeUpstate.com) | 864.704.1040



# SITE PLAN

SCDOT Note:  
No landscaping or irrigation to be installed in SCDOT Right-Of-Way.  
Notify Anderson County Roads and Bridges and/or SCDOT prior to working within any road R/W.

Gray Industrial Realty 8 LLC  
Slide 140, Page 9  
D.B. 14505, Page 262  
TMS # 193-00-15-005

7 Eleven Inc.  
Slide 1534, Page 3A  
D.B. 19876, Page 272  
TMS # 193-00-14-006

James Cooley  
Slide 1757, Page 10-A  
D.B. 10235, Page 70  
TMS # 193-00-14-001

Wm. Hood  
D.B. 12225, Page 208  
TMS # 193-00-14-004

Justin Elgin  
Slide 2591, Page 5  
D.B. 14065, Page 34  
TMS # 193-00-15-014

Gene Choquette, Jr.  
Slide 2501, Page 4  
D.B. 15476, Page 179  
TMS # 193-00-15-019

\*\*\*CAUTION\*\*\*







# LEARN MORE GIVE US A CALL



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## GREENVILLE OFFICE

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## SPARTANBURG OFFICE

320 E. Main Street, Suite 430  
Spartanburg, SC 29302

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