

ProjectROCK | 33,000 SF

2121 Farris Bridge Rd., Easley, SC 29640

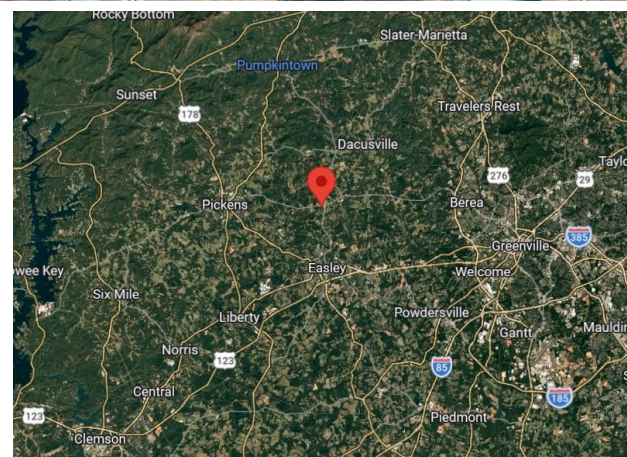
For SALE



This incredible facility was constructed to duplicate world renown rock-climbing experiences - for amateurs and experts alike.

With multiple locations in Florida, the owners expanded their business to South Carolina in 2022 completely remodeling the front building and constructing the rear sections. The operating distance has proved more time-consuming than they desire creating a new opportunity for a new businesses such as recreation, entertainment, warehouse, product testing, or family & youth programs.

- **Size:** 33,000 sf (2,000 sf includes mezzanine level)
- **Acreage:** 8.026 ac (7.428 net)
- **Ceilings:**
 - 85' clear 2,000 sf
 - 60' clear 9,250 sf
 - 17' clear at center for majority (with mezzanines)
- **HVAC & Sprinkler:** 100% Air-conditioned, insulated, and sprinklered



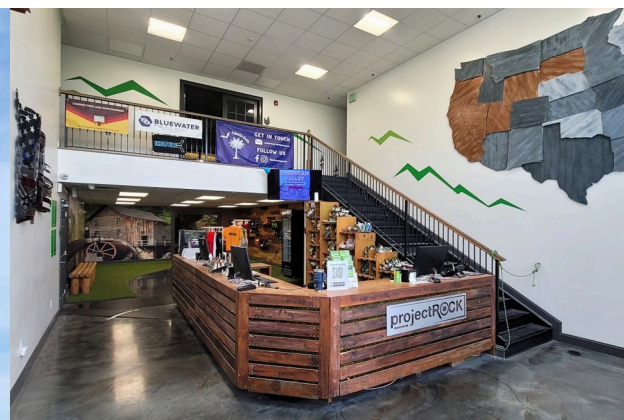
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For SALE



This facility will not be easily duplicated - the construction cost would far exceed the asking price.

Price: \$3,975,000 (\$120.45/sf)

- Public water with septic system in front
- Over 40 paved parking spaces with an enormous amount of gravel parking in place
- 2022 renovations and additions include all new TPO roofs, 100% electrical and HVAC, liner panels, restrooms, etc.
- 3-phase power available

Additional Information:
Pictures, Video, & Floor Plans



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