



Colliers

**FOR SALE OR LEASE**

Asking Price: \$1.3M

# ±20,000-SF Industrial Facility with Connecting Office/Showroom Space

373 Huntington Rd | Gaffney, SC

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## Property Details

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Located just two miles from Interstate 85, this ±20,000-SF fully conditioned industrial facility offers ample office space and close proximity to local industrial/manufacturing business' such as Freightliner, Nestle and Boysen.

The building consists of 3,500 square feet of front office and showroom space with 16,500 square feet of warehouse space under one roof.

A convenient all-in-one location for a light industrial user and/or service provider in a Tier-4 incentive zone, Cherokee County, SC.

This property is move-in ready with sewer, water, heavy power, natural gas and telecommunication on site.



2 Dock high doors  
2 Drive-in doors



3p Heavy power



17' 6" Clear height



25' x 50'  
Column Spacing



24 Parking spaces

# Regional Map



## Key Distances

Inland Port Greer	35.3 Miles	Charlotte, NC	57.0 Miles
GSP International Airport	36.3 Miles	Greenville, SC	47.5 Miles
CLT International Airport	49.6 Miles	Columbia, SC	117.0 Miles
Port of Charleston	227.0 Miles	Atlanta, GA	191.0 Miles



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