



# FOR SALE

## ±18.67 ACRES ONLY ±3 MILES FROM I-85 (EXIT 95)

NPA Beech Street,  
Gaffney, SC 29340



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Elledge Willis**  
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**PRICING/RATE:**  
**\$466,750**

- ±3,600 SF Warehouse Adjacent For Sale Separately (\$250,000)
- Two Access Points on Beech Street
- Gaffney City Limits
- Ideal for Industrial Development

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**864.704.1040**  
LeeUpstate.com

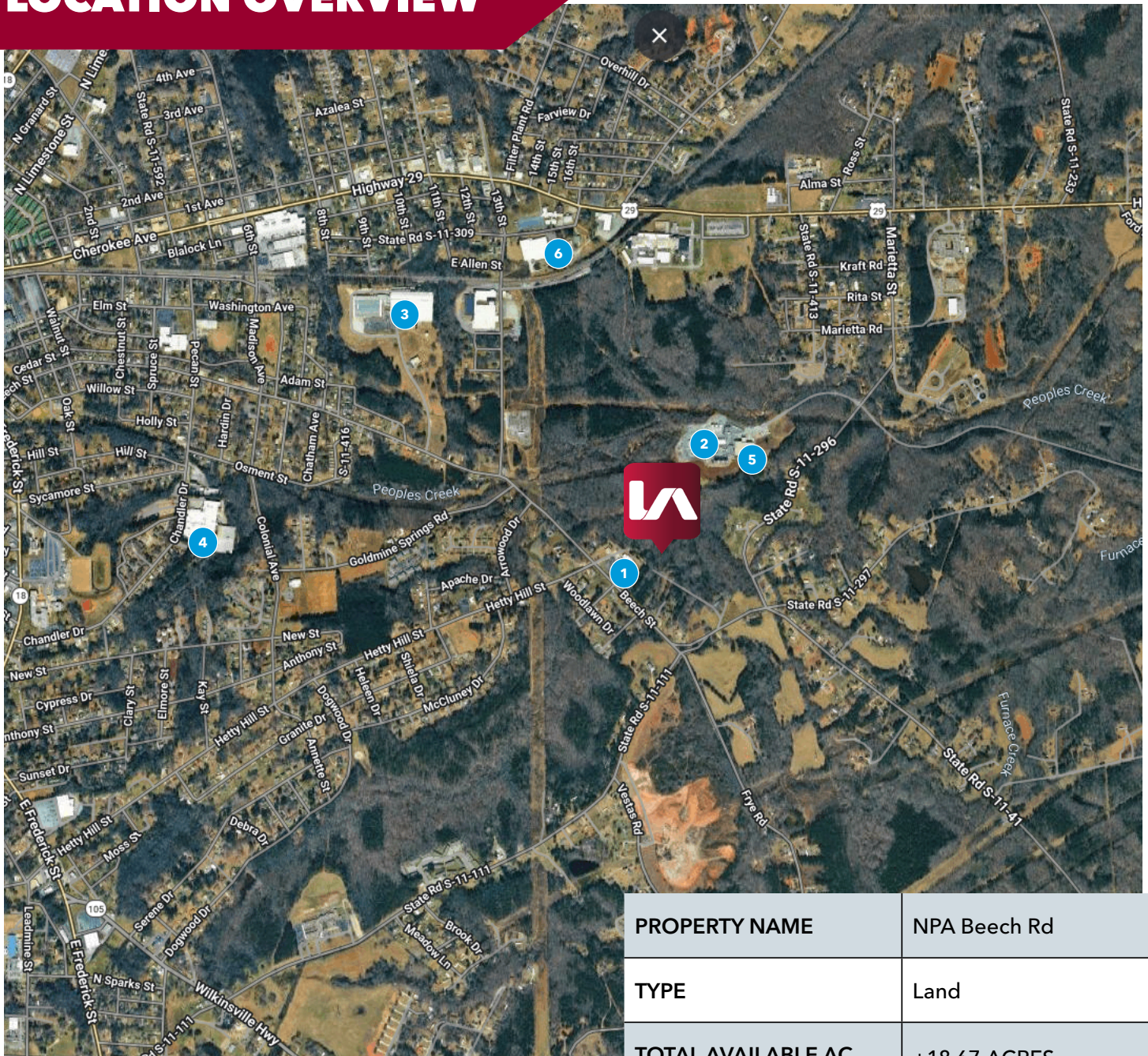
**ACREAGE**  
±18.67 Acres

**TAX MAP #**  
118-00-00-070.002

**SEWER**  
Access to Beech Street

**ZONING**  
ID - Industrial District

# LOCATION OVERVIEW



- 1** Upstate Anodize
- 2** Cherokee County Cogeneration
- 3** Ply Gem - Cornerstone Building Brands
- 4** Westgate Interiors
- 5** Reddy Ice
- 6** Hamrick Mills

<b>PROPERTY NAME</b>	NPA Beech Rd
<b>TYPE</b>	Land
<b>TOTAL AVAILABLE AC</b>	±18.67 ACRES
<b>TAX MAP #</b>	118-00-00-070.002
<b>COUNTY</b>	Gaffney
<b>CITY LIMITS</b>	Yes
<b>ZONING</b>	ID - Industrial District
<b>UTILITIES</b>	All Public; Available at Road

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