



FOR SALE

120 SUN N SAND ROAD

Spartanburg, South Carolina

±49,500 SF INDUSTRIAL SPACE

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial is pleased to present this fantastic +/-50,000 SF industrial warehouse facility for sale.
- 23' eave to 36' ceiling height with 6-inch reinforced concrete floors ideal for manufacturing, warehousing, or distribution.
- 9 dock doors and 1 drive-in door providing efficient loading and logistics access.
- 15-ton overhead crane and 25' x 60' column spacing offering exceptional functionality and flexibility.
- Situated on 10.5 acres with an insulated metal roof and walls ensuring durability and energy efficiency.

SNAPSHOT

Address:	120 Sun N Sand Rd Spartanburg, SC
Tax ID:	7-04-00-118.00
Type:	Warehouse
County:	Spartanburg County
Size:	± 49,500 SF
Sale Price:	\$3,750,000

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PROPERTY SPECS

Address:	120 Sun N Sand Rd Spartanburg, SC 29303
County:	Spartanburg
Tax Map ID:	7-04-00-118.00
Warehouse Size:	± 49,500 SF
Land Size:	± 10.45 Acres
Year Built:	1992
Ceiling Height:	23' eave to 36'
Walls:	Metal
Loading Docks:	8 (8'x10') and 1 (12'x14')
Drive-In Doors:	1 (12'x16')
HVAC:	Propane suspended units (4)
Power:	Heavy Power
Lighting:	Metal Halide
Sprinklers:	Yes (Fully Sprinklered)
Other:	15 Ton bridge crane (60'x275' working area)



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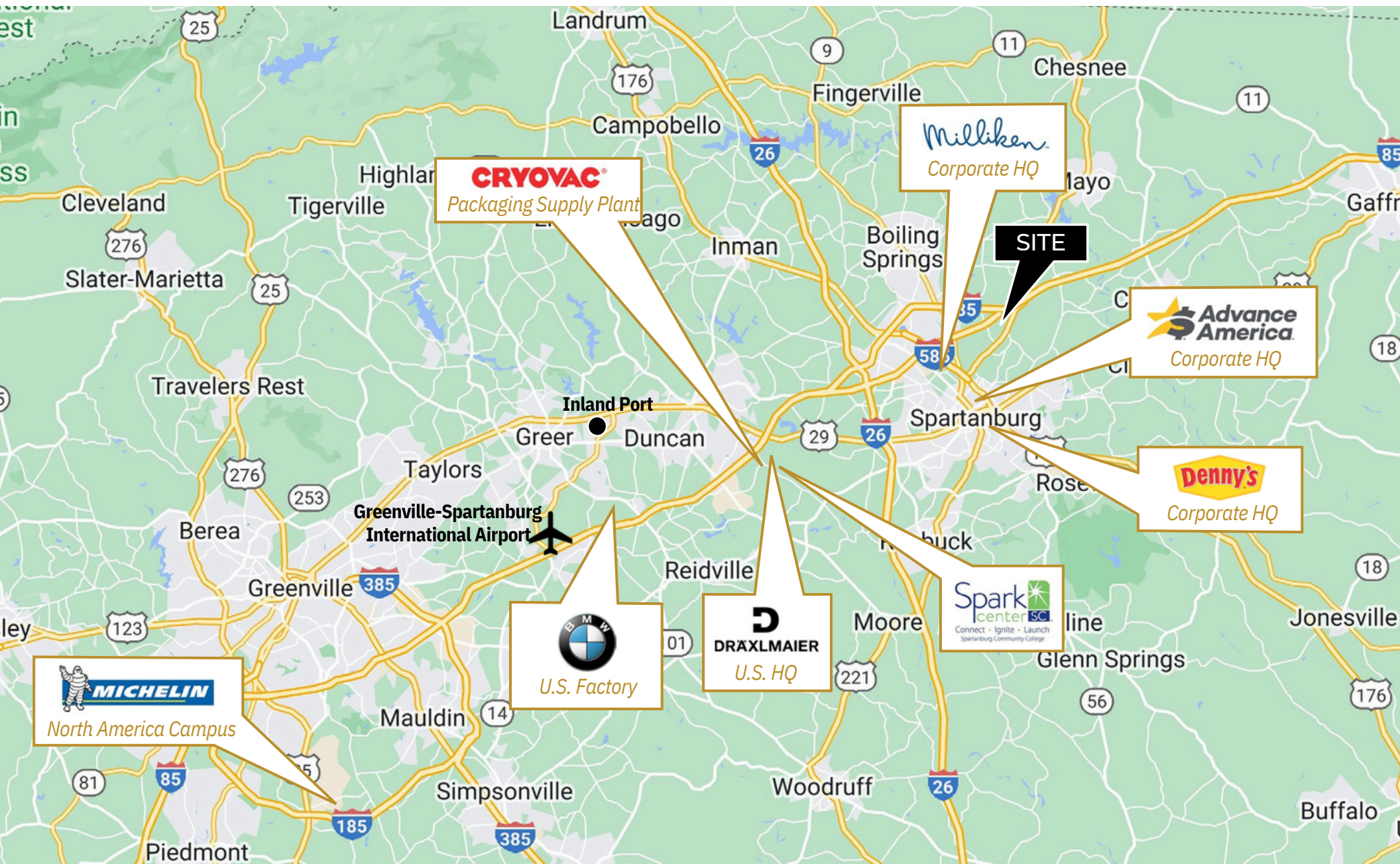
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