



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

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

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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

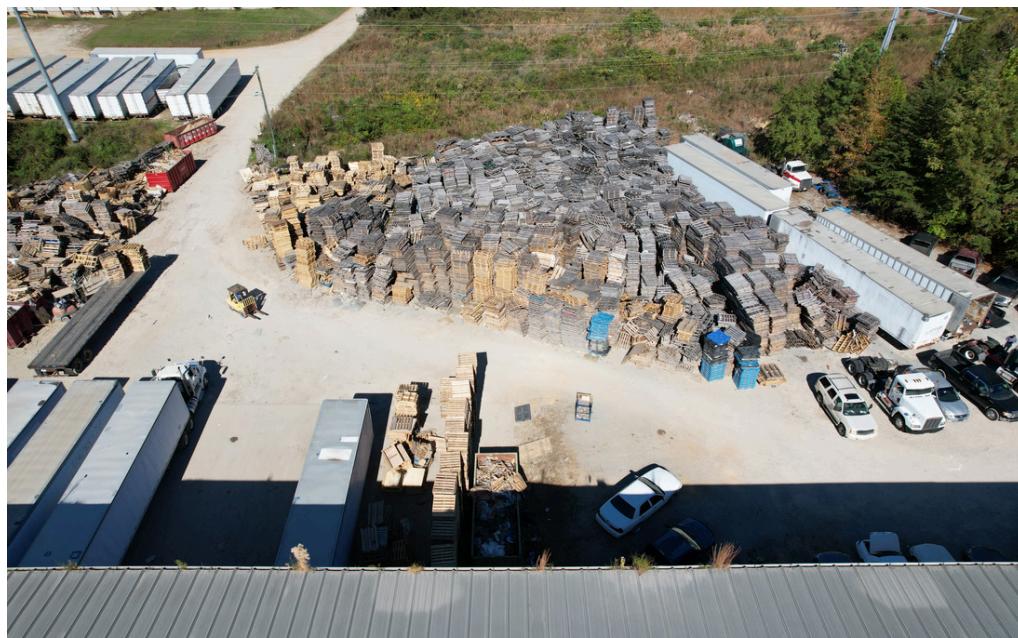
**Sprinklers:** Yes (Fully Sprinklered)

**Other:** 15 Ton bridge crane (60'x275' working area)



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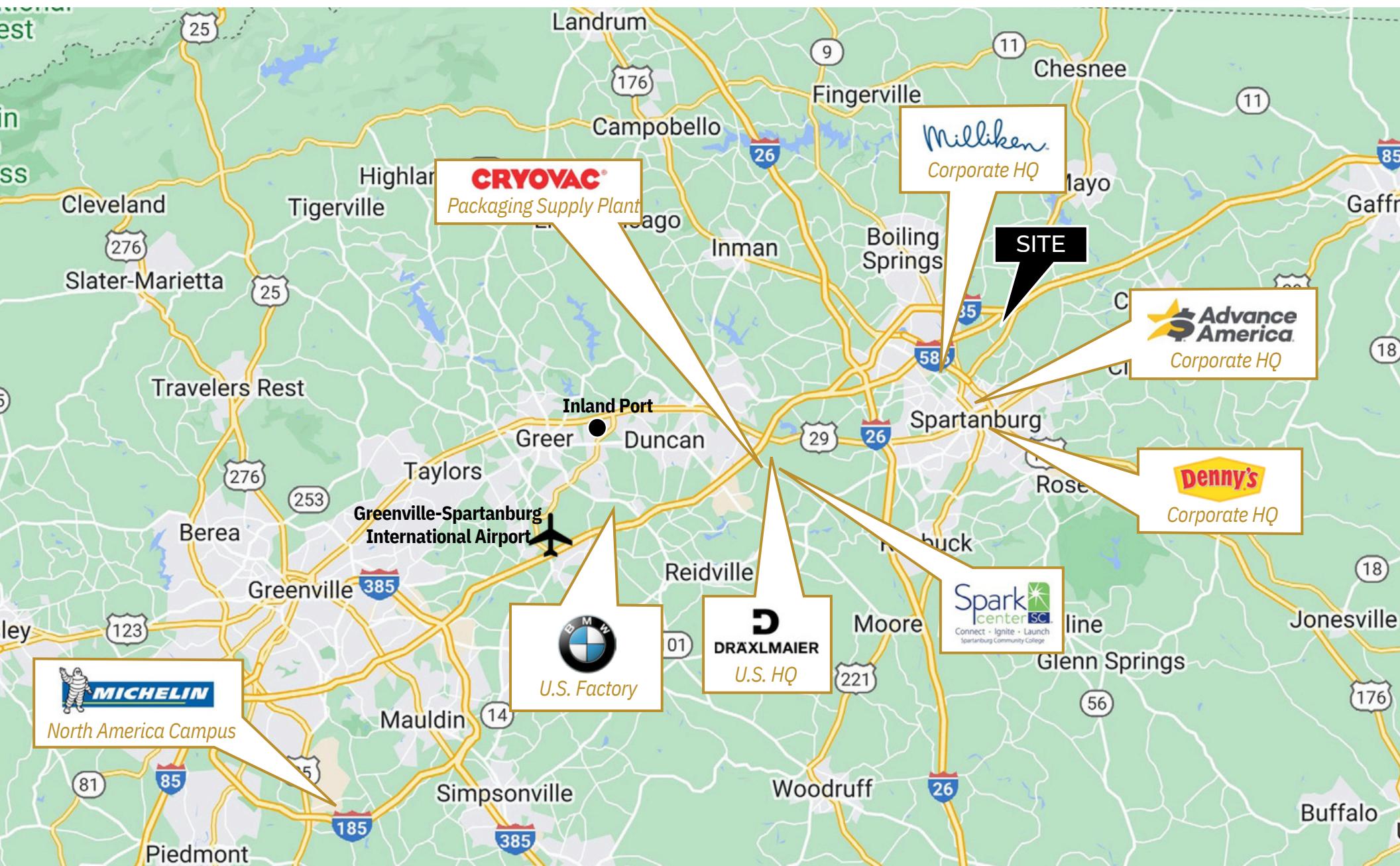
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The logo for Lyons Industrial Properties. It features the word "LYONS" in a large, bold, serif font. Below it, the words "INDUSTRIAL PROPERTIES" are written in a smaller, bold, sans-serif font. At the bottom, the words "SALES • LEASING • DEVELOPMENT" are written in a smaller, bold, sans-serif font. The entire logo is set against a white background with a thin black border.