



FOR LEASE

Midway Industrial Park: ±5,500-SF **Building 108** Available

108 Chelle-Lin Drive
Gaffney, SC 29341

- Located within established industrial park in Gaffney (Cherokee County), SC
- Situated on Highway 29 with easy access to Interstate 85 (via Hyatt St) and Highway 18 & Highway 11
- Lease includes ±600-SF office space
- Contact broker for lease rate

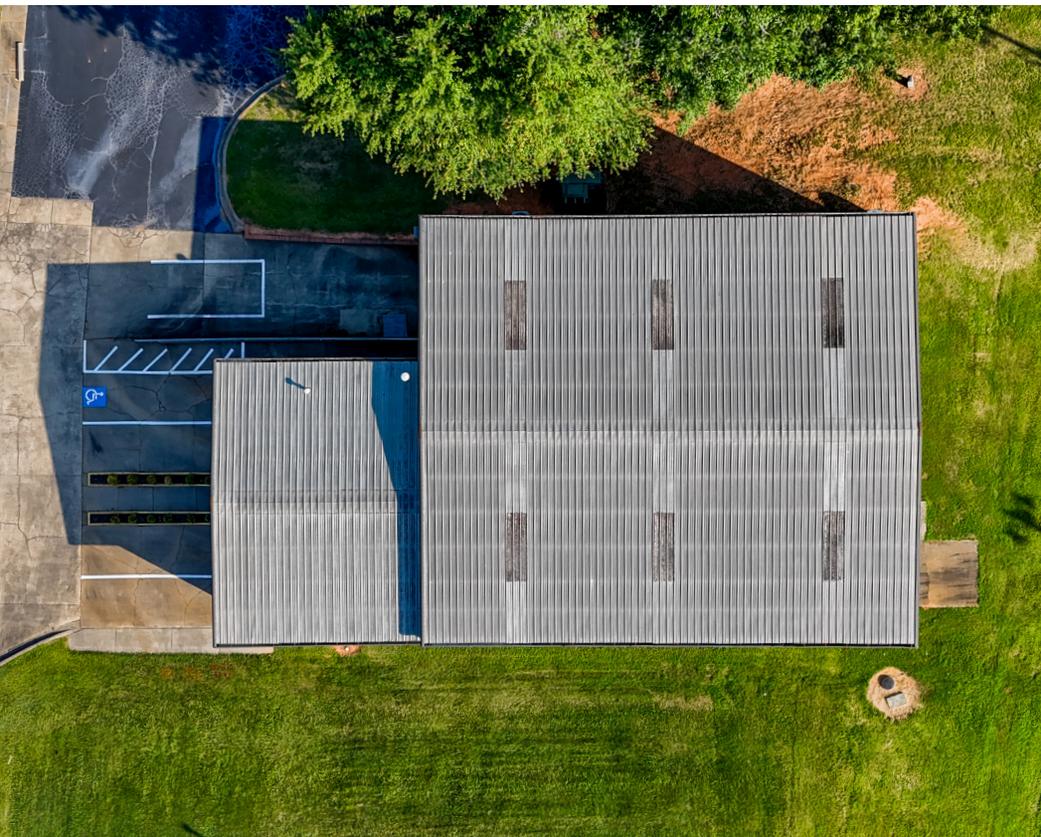


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Property Overview

Building 108 is located within Midway Industrial Park in Gaffney (Cherokee County), South Carolina. Situated at the intersection of Highway 29 and Hyatt Street, this property is minutes from Interstate 85, as well as Highway 11 and Highway 18, providing future tenants unbeatable access to major transportation routes in the Greenville-Spartanburg industrial market.

The building is $\pm 5,500$ SF, including ± 600 SF of office space. There is one dock door located on the front left of the building, as well as on-site parking for employees and customers. The building is fully conditioned and is move-in ready for the next tenant.

Key Highlights



$\pm 5,500$ -SF warehouse
 ± 600 -SF office



Located ± 3.1 miles from Interstate 85



Within multi-tenant Midway Industrial Park



On-site parking in front of the warehouse



$\pm 10,700$ via Highway 29
 $\pm 13,200$ via Hyatt St



Located within pro-business Cherokee County

Property Details

Address	108 Chelle-Lin Drive Gaffney, SC 29341
Tax Map #	082-00-00-025.002
Available SF	±5,500 SF
Office SF	±600 SF
Doors	One (1) 8' x 10' dock door
Parking	On-site parking in front of warehouse
HVAC	Fully conditioned
Lighting	LED
Roof	Metal
Year Built	1995
Location	Within Midway Industrial Park
VPD	±10,700 via Highway 29 ±13,200 via Hyatt Street

Lease Rate

Contact broker



Property Photos



108 Chelle-Lin Dr | Gaffney, SC

Contact:

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