

OFFICE BUILDING FOR LEASE

# 133 E FREDERICK ST

133 East Frederick Street, Gaffney, SC 29340



**RALPH SETTLE**

Principal  
864.529.2171

Ralph@roadstead.com

**ROBERT GRIER**

Associate  
864.590.7727

Robert@roadstead.com

**ROADSTEAD**  
REAL ESTATE ADVISORS UPSTATE, LLC



# 133 E FREDERICK ST

133 EAST FREDERICK STREET, GAFFNEY, SC 29340

OFFICE BUILDING  
FOR LEASE



## PROPERTY DESCRIPTION

LOCATED IN THE HEART OF GAFFNEY, SC, AND LESS THAN **0.5 MILES** FROM THE GAFFNEY CITY MUNICIPAL COURT, THESE FOUR EXECUTIVE OFFICE SUITES AVAILABLE FOR LEASE PROVIDE CONVENIENT ACCESS TO THE GAFFNEY COMMERCIAL HISTORIC DISTRICT. 133 EAST FREDERICK STREET IS SITUATED **0.3 MILES** FROM THE GAFFNEY POLICE DEPARTMENT AND CHEROKEE COUNTY DETENTION CENTER, LESS THAN **1.5 MILES** FROM THE CHEROKEE MEDICAL CENTER, AND LESS THAN **0.5 MILES** FROM THE CHEROKEE COUNTY CLERK OF COURT.

## PROPERTY HIGHLIGHTS

- Shared kitchen, copy/printer room, conference room, restrooms, and storage rooms
- Up to 550 SF available for lease
- Street parking available as well as a dedicated lot in the back on the building
- Shared signage available

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## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	100-550 SF
Lot Size:	0.22 Acres
Building Size:	2,100 SF

## EXECUTIVE OFFICE SPACES AVAILABLE

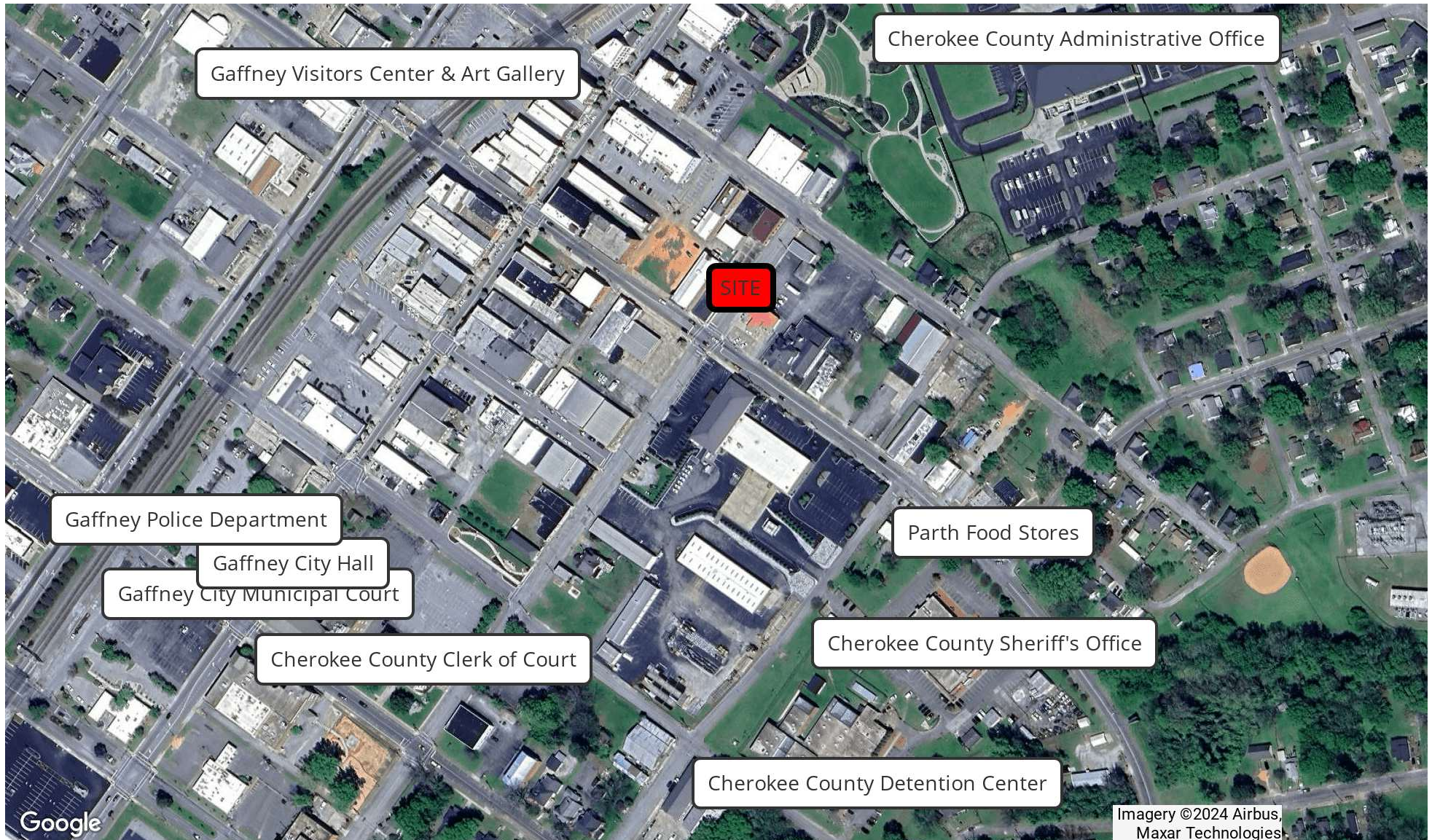
- **Suite 1:** 150 SF | On Suite Bathroom & Private Street Access
- **Suite 2:** 150 SF
- **Suite 3:** 100 SF
- **Suite 4:** 150 SF



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# 133 E FREDERICK ST - EXECUTIVE SUITES

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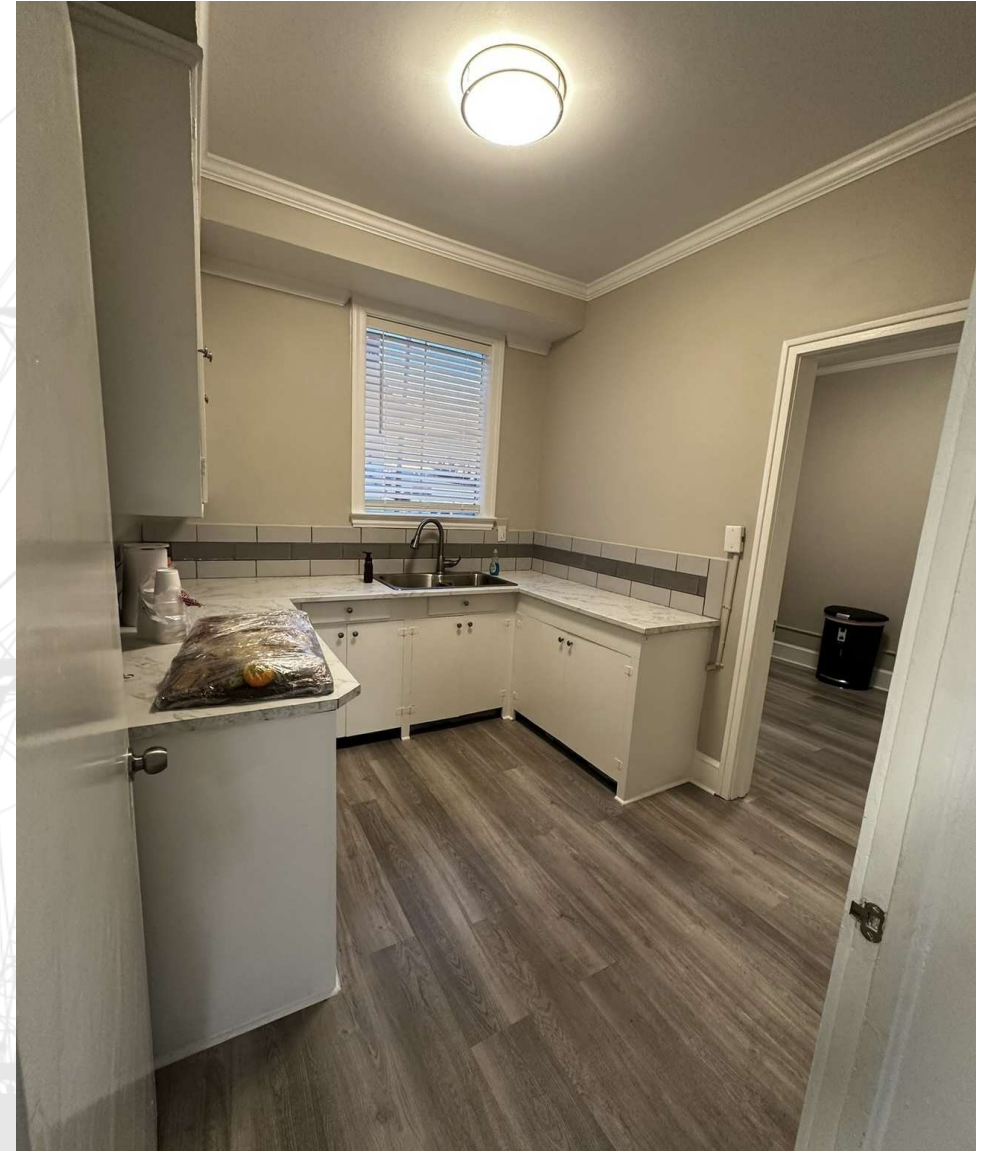
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# 133 E FREDERICK ST - COMMON SPACE

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