

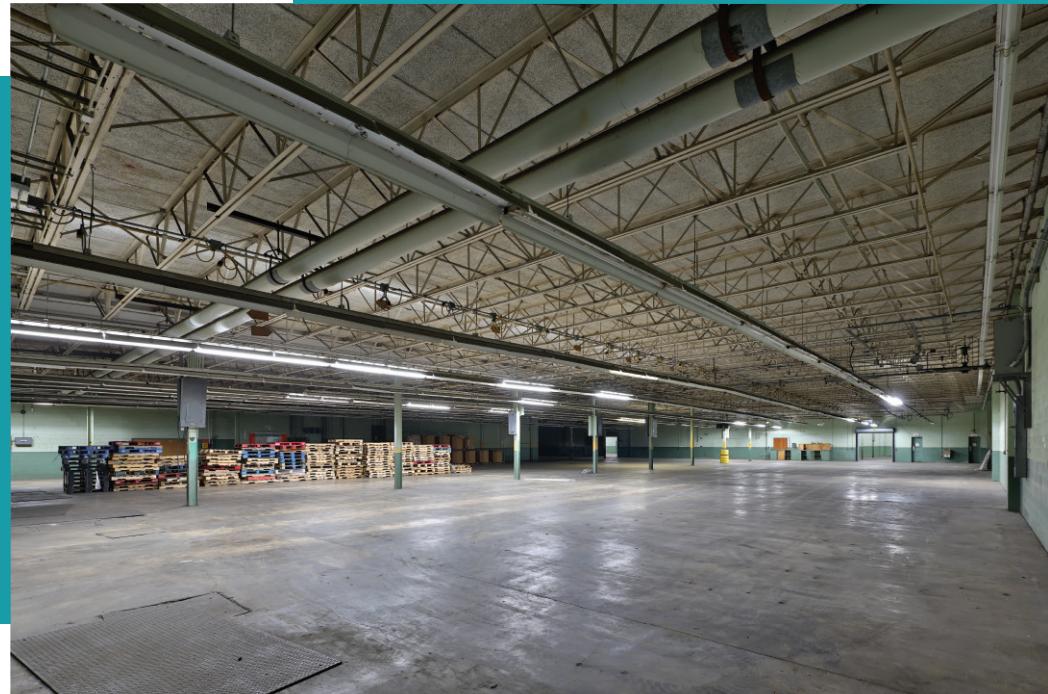
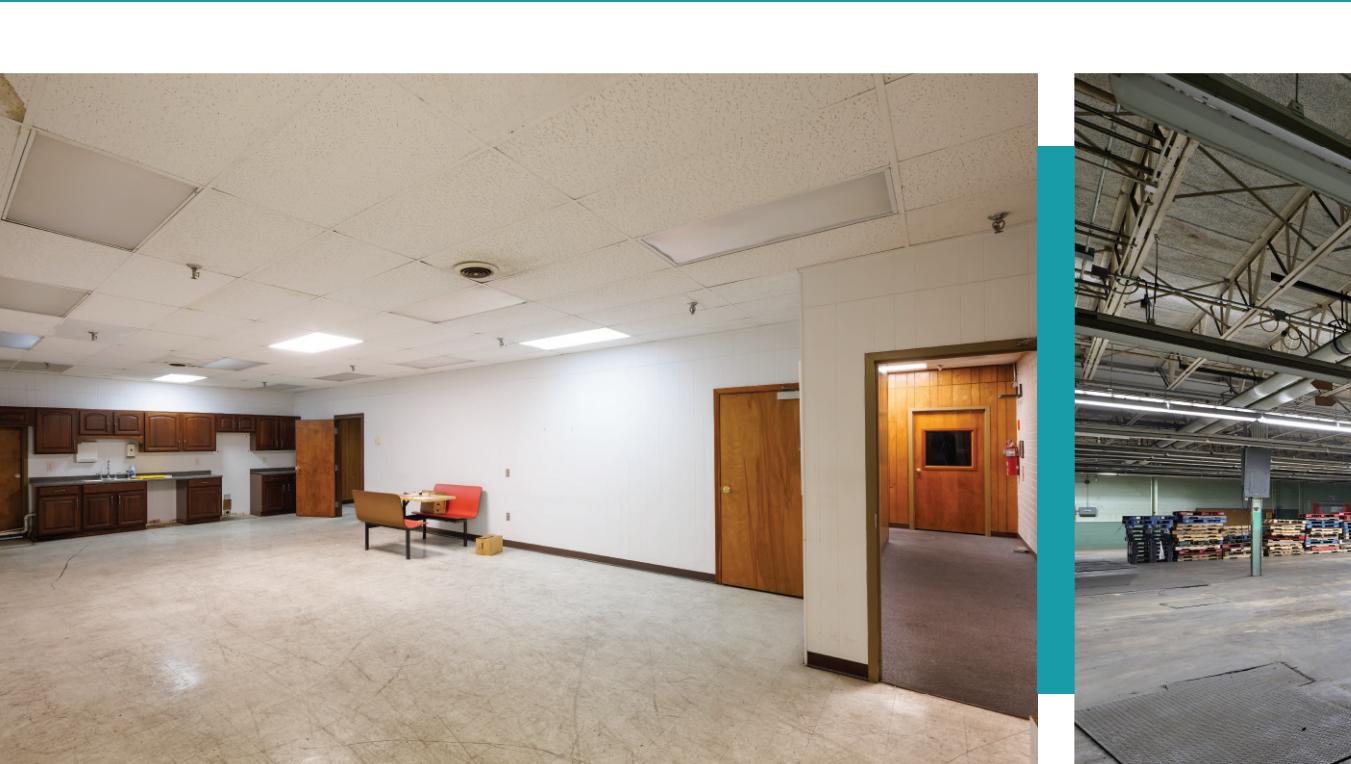
SUBLEASE OPPORTUNITY IN LAURENS COUNTY, SC



**±189,830 SF INDUSTRIAL PROPERTY
28966 US-76, CLINTON, SC**

Prime Industrial Facility with Warehousing &
Manufacturing Capabilities

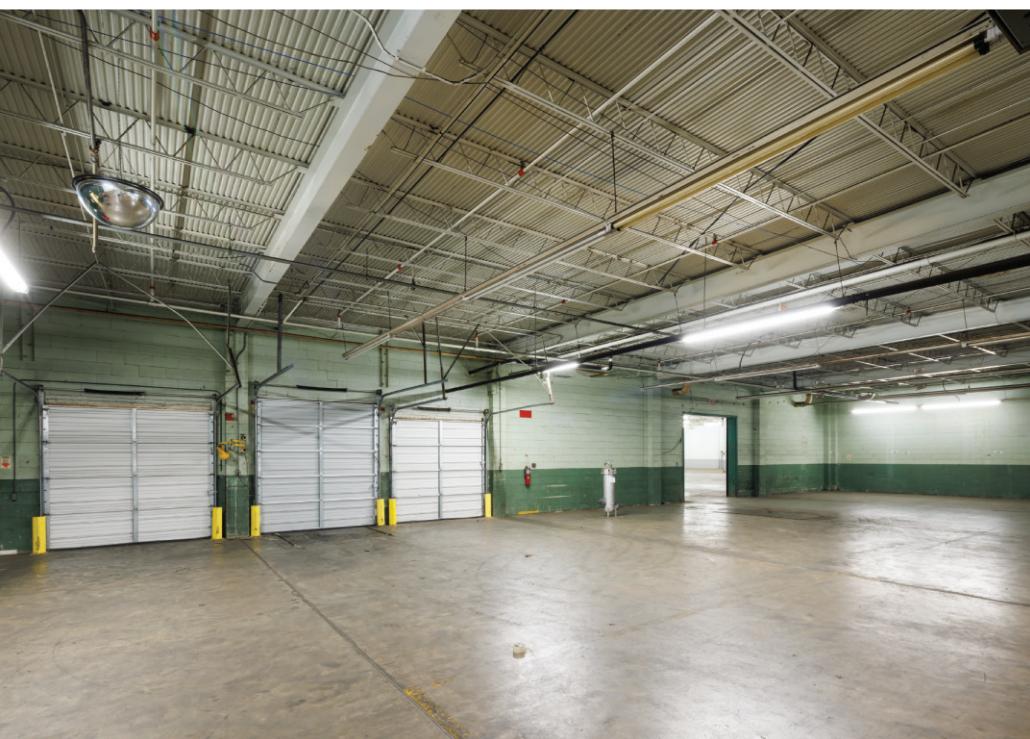
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PROPERTY OVERVIEW

Klue Real Estate Advisors is pleased to present a unique opportunity to sublease a ±189,830 SF industrial property in Laurens County, SC. Conveniently located along Clinton's industrial corridor and only a six-minute drive to I-26, this property is set up well for warehousing and manufacturing uses, with a very competitive rental rate.

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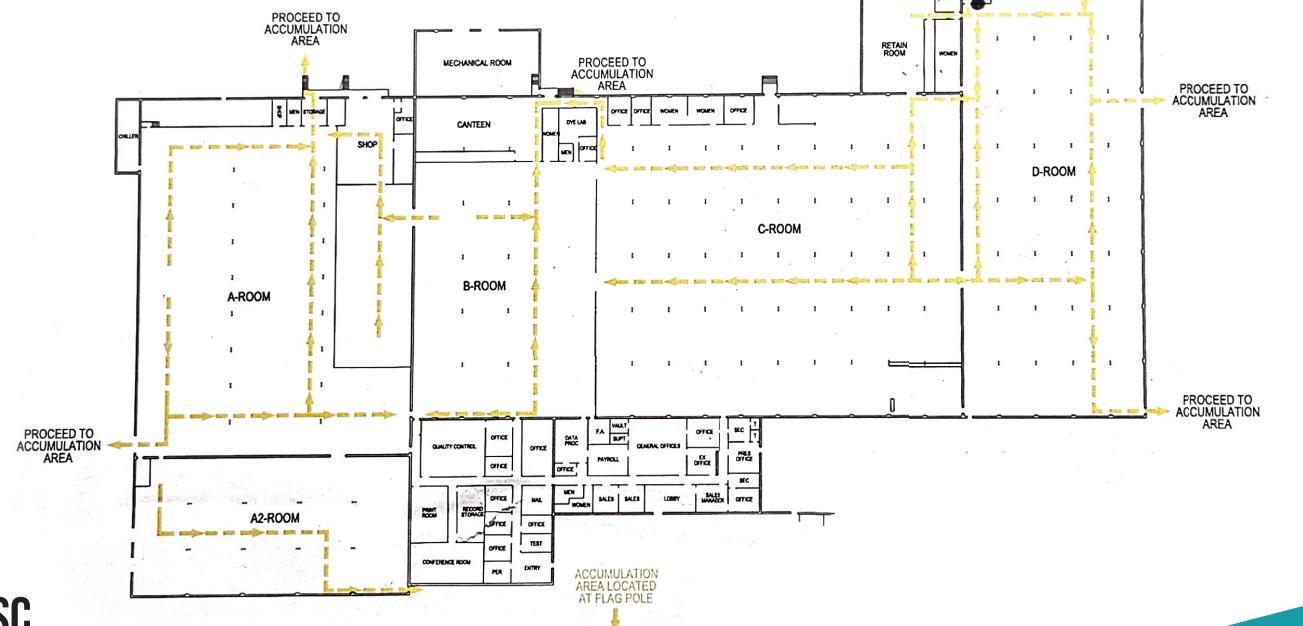
PROPERTY HIGHLIGHTS

- 10 docks and 1 drive-in door
- Spacious truck court with ample trailer parking
- Wet sprinkler system
- Clear heights ranging from 11.5' to 17' inside warehouse
- Column spacing ranging from 20' x 30' to 30' x 40' inside warehouse
- All utilities available, with heavy 3-phase power
- ±10,000 SF of office space with bathrooms and breakroom

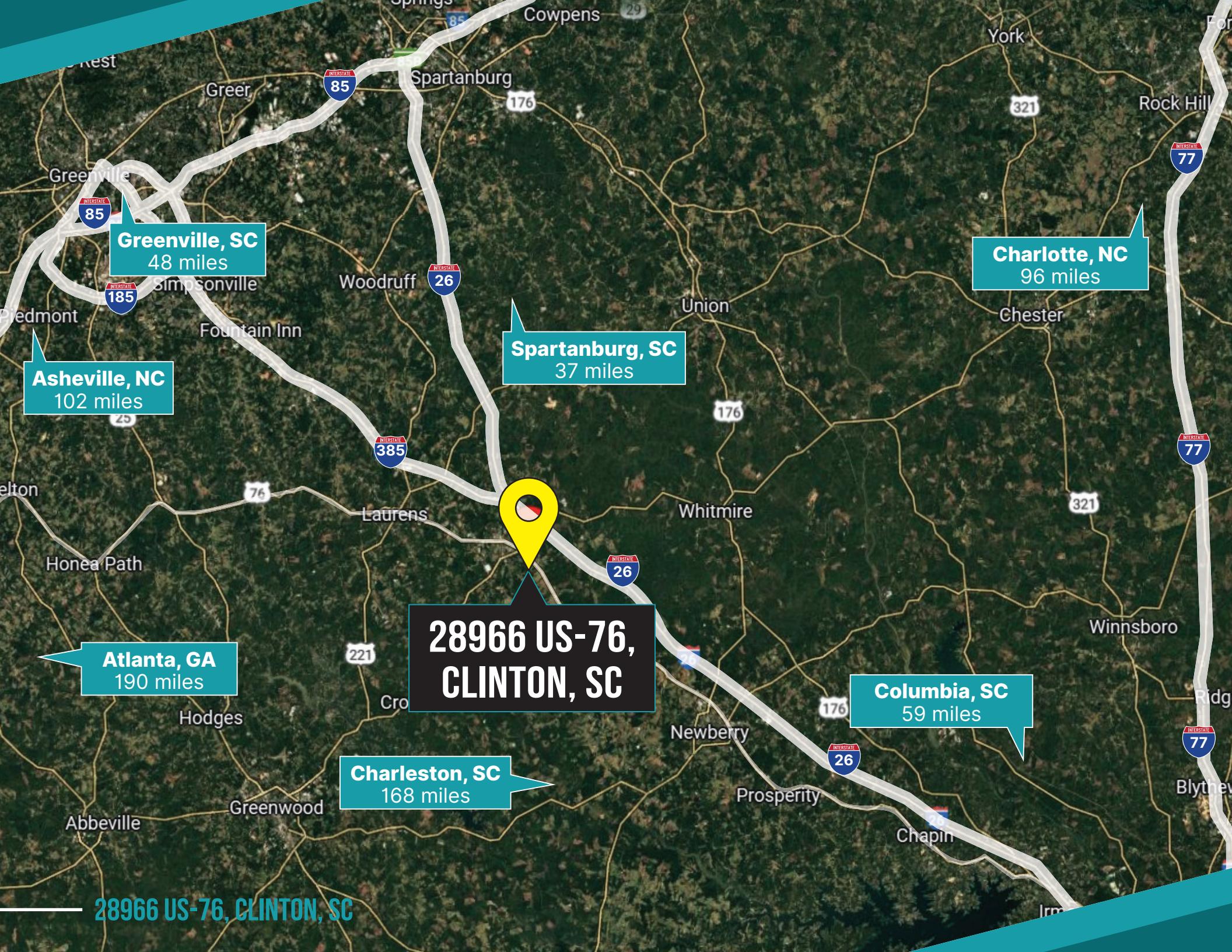
RENTAL RATE : \$3.40/SF NNN
OPERATING EXPENSES : \$0.17/SF

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EXCLUSIVELY MARKETED BY:



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