



±4,000 - 40,000 SF WAREHOUSE & OFFICE FLEXIBLE TERMS

1685 Price House Road
Roebuck, SC



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Elledge Willis

Associate
864.230.8377
ewillis@lee-associates.com

Jeremy McPeters

Associate
864.399.4239
jmceters@lee-associates.com

864.704.1040
LeeUpstate.com

Lease Rate:
\$6.00/SF

- One (1) Drive-In (10' x 12')
- Two (2) Loading Docks
(Additional Common
Docks Available)
- ESFR Sprinkler System
- 28' Clear Height



COUNTY
SPARTANBURG



MAJOR ACCESS
±0.5 MILES TO I-26



OFFICE
BRAND-NEW
4,000 SF OFFICE
(TWO-STORY)



PARKING
LAYDOWN YARD
AVAILABLE FOR AD-
DITIONAL RENT

PROPERTY OVERVIEW & PHOTOS

TYPE	Industrial
TOTAL BUILDING SF	±102,025 SF
TAX MAP #	4-27-00-029.07
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
YEAR BUILT	2017
CONSTRUCTION TYPE	Metal
ROOF	Standing Seam
OFFICE SF	2,000 - 4,000 SF (Two-Story)
CEILING HEIGHT	28' Clear Height
DOCK DOORS	Two (2) More Available If Needed
DRIVE-IN DOORS	One (1)
SPRINKLERS	ESFR
Utilities	Water, Gas, Septic



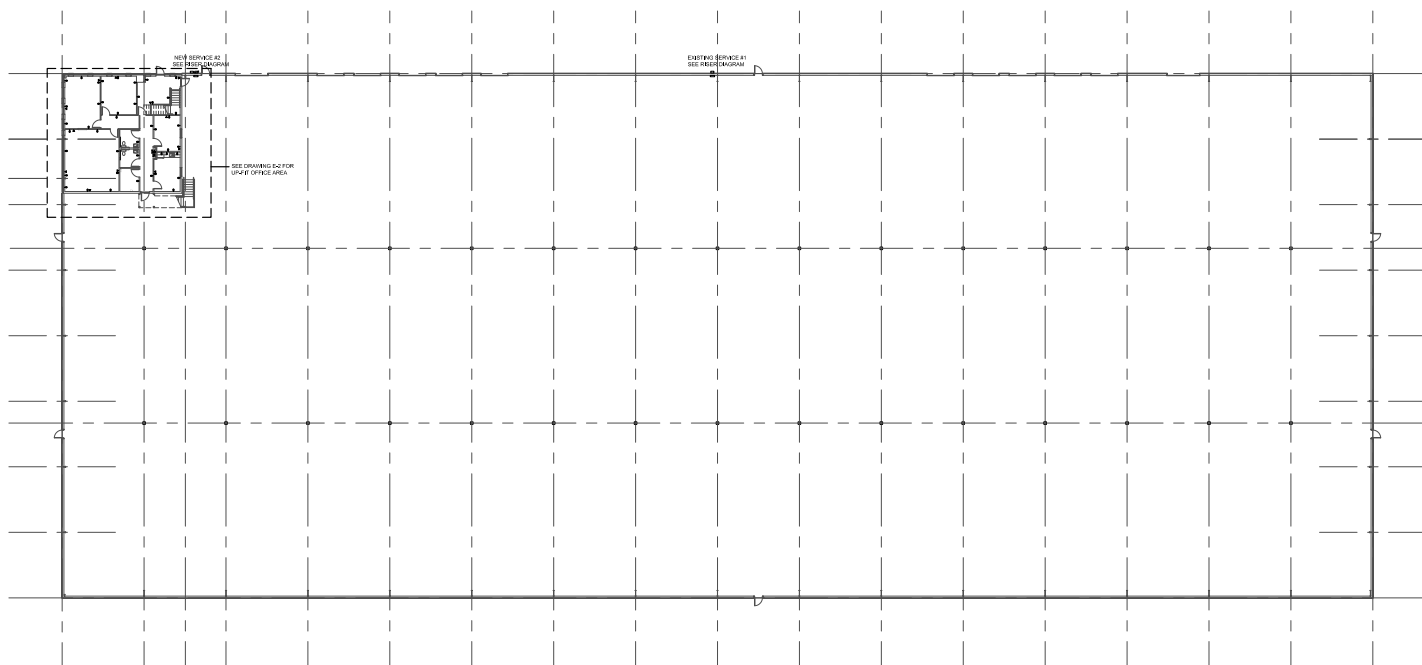
LOCATION OVERVIEW



- 1 Downtown Spartanburg
- 2 Downtown Greenville
- 3 Inland Port Greer
- 4 I-26
- 5 I-385
- 6 I-85

201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040

FLOOR PLAN





LEARN MORE GIVE US A CALL



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SPARTANBURG OFFICE

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Spartanburg, SC 29302

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