

Industrial Lease

133 Wagon Wheel Rd, Cowpens, SC



\$3,500/mo Gross

+/- 3.11 acres
+/- 5,000 sf building

- ✓ **New Construction, fully fenced with lay down yard.**
- ✓ **Expected Delivery end of 2025**

Property Features:

- Metal building totaling +/- 5000 sf with 7 bays w/ roll up doors, restroom, lighting, concrete flooring
- Large flat lay down yard close to 3 acres
- Fully fenced with keypad access
- Located .1 miles off of Hwy 29 (main st) in Cowpens
- Spartanburg County Tax Map ID 2-44-10-038.01
- Lease preferred by owner, with consideration to sell
- Additional build out to be considered

CONTACT

Chad Roache
864.275-0477

chad@spencerhines.com

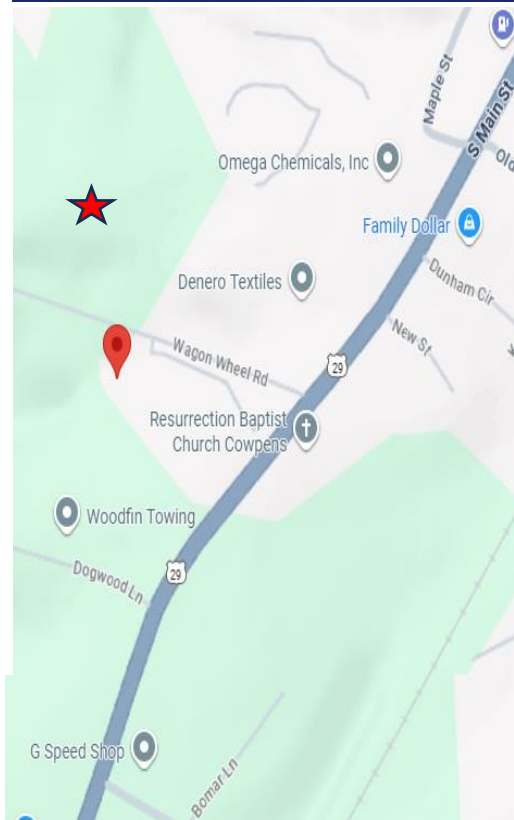
Andy Hayes
864.706.0189

ahayes@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N Pine Street, Spartanburg, SC 29302 - 864.583.1001

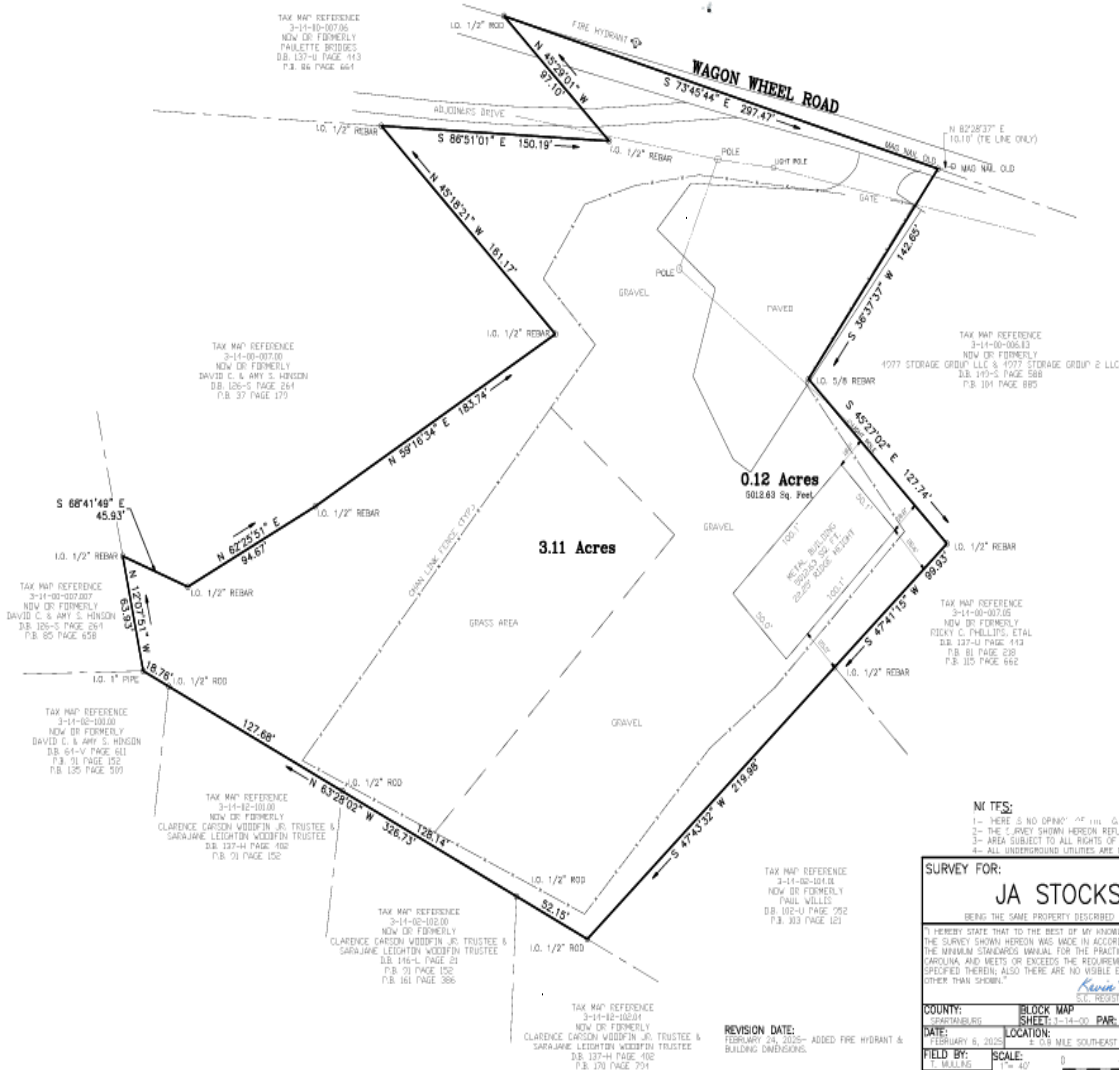
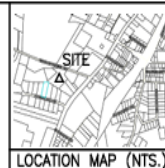
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LEGEND
LD. - IRON OLD
LN. - IRON NEW
() - COPIED MEASUREMENT



NI TES:

- 1- THERE IS NO OPINION AS TO THE AGE OF THE SURVEY.
2- THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES AS NOTED.
3- AREA SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.
4- ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

SURVEY FOR:

JA STOCKS HOLDINGS, LLC

BEING THE SAME PROPERTY DESCRIBED IN D.B. 145-V PAGE 458; ALSO SEE P.B. 104 PAGE 685

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Karla Thornton
S.C. REGISTERED LAND SURVEYOR NO. 20463

COUNTY: SPARTANBURG	BLOCK MAP SHEET: 3-14-00 PAR: 007.01	STATE: SOUTH CAROLINA
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DATE:	LOCATION:	FILE NAME:
FEBRUARY 6 2025	+ 0.8 MILE SOUTHEAST OF COASTLINE	ARABIA PROSPECT

FIELD BY:	SCALE:	0	40	80	120
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0 40 80 120

OWNER:	
K. THORNTON	
SURVEYED BY:	THORNTON LAND SURVEYING

SURVEYED BY: THORNTON LAND SURVEYING
1811 TWIN BRIDGE ROAD

PH.(864)488-3078 GAFFNEY, SC 29341

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penancerhines.com

perfectlines.com

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U.S. DEPARTMENT OF JUSTICE

INVESTMENTS

VESTMENTS

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