

# FOR SALE

## \$770,000

1350 Upper Valley Falls Rd.  
Spartanburg, SC 29316



TAILLEFER  
COMMERCIAL  
GROUP



### Property Details

- Industrial / Flex building (±4,000 SF)
- 1.3 acres with a fenced lot.
- (2) 14' roll-up doors; 2 offices; utility room; 2 restrooms; 3-phase power; 100% heated and cooled.
- Frontage on Interstate 85 corridor, strong regional access for distribution and light industrial uses.
- Fully heated and cooled; ideal for light manufacturing, distribution, or contractor operations.

Stone Watson



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1030 E Butler Rd.  
Greenville, SC 29307