

Distribution warehouse located in Upstate cycling hub

1090 S Shamrock Avenue | Landrum, SC

FOR LEASE



For more
information

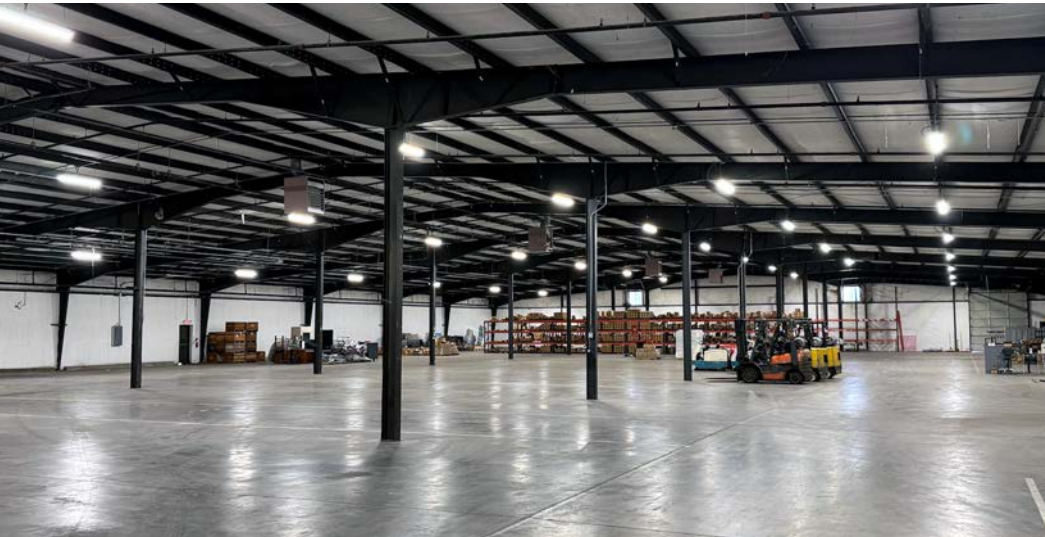
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Distribution warehouse

1090 S Shamrock Avenue



Property Highlights

- Clean, move-in ready, single owner building
- Affordable lease rate and competitive NNN
- 5 min to I-26 with easy access to Upstate SC and Western NC markets
- Located on the planned 31-mile Saluda Grade Greenway trail
- Adjacent to Cardinal Cycling Group/TIME Bicycles' 140,000 sf manufacturing facility and cycling hub development

Details

Size	51,000 sf
Rate	\$4.75/sf, NNN
Min/Max	9,000 - 51,000 sf
Office	200 sf
Column spacing	30' x 50'
Dock-high doors	Qty - 4; 8'x10'
Drive-in doors	Qty - 2; 12'x14' and 14'x10'
Ceiling	20' peak, 14' eave
Power	Three phase, 2000 Amps
Heating	100%
Other	Fully sprinklered, racking available

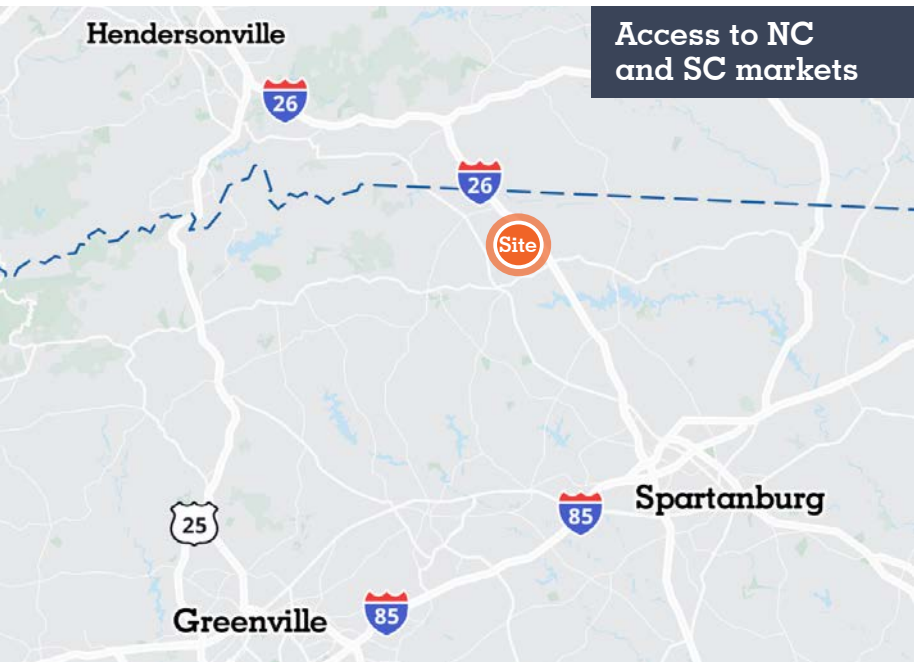


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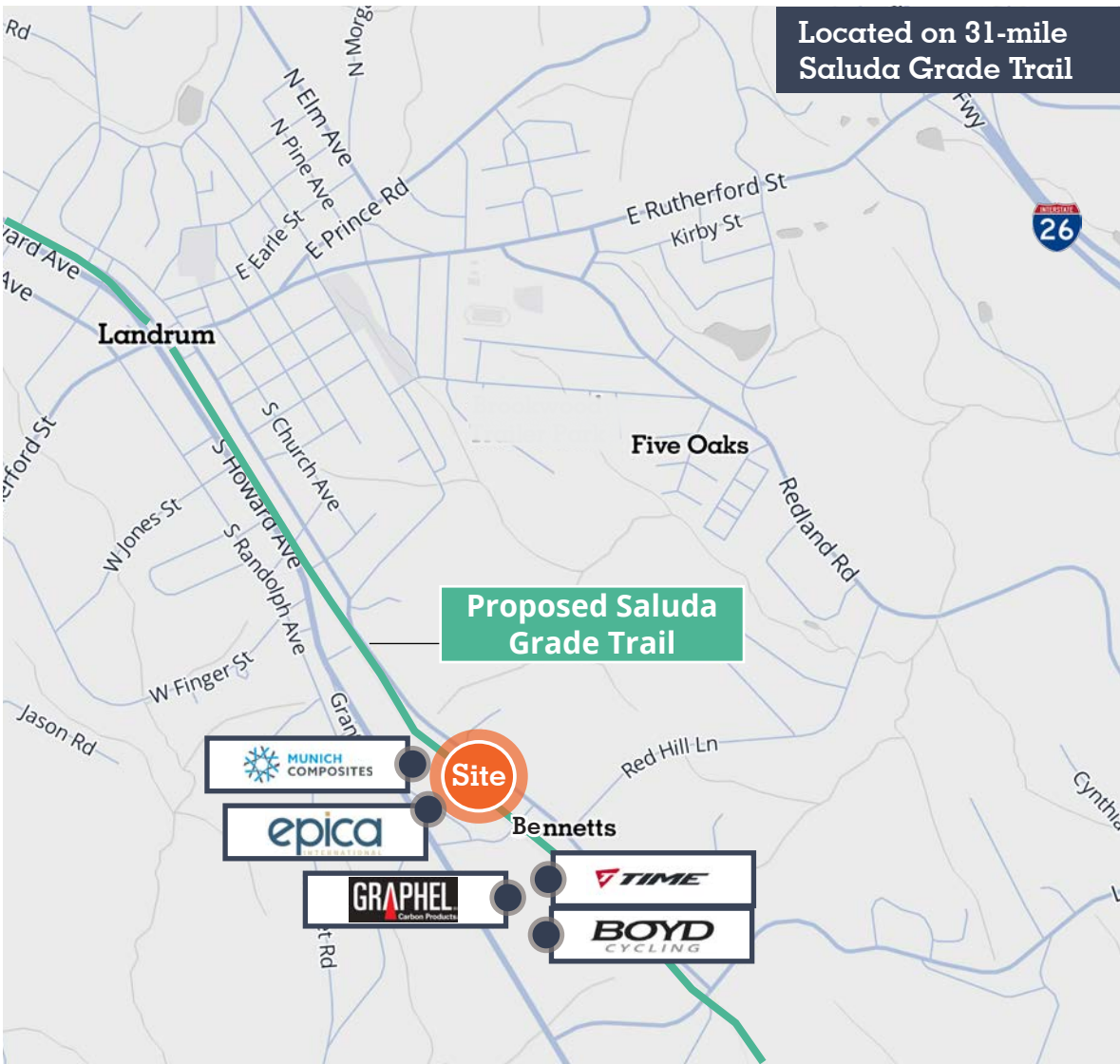
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Location

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Access to NC
and SC markets



Located on 31-mile
Saluda Grade Trail

Drive times

I-26	6 minutes
I-85	26 minutes
Tryon Equestrian Center	20 minutes
Spartanburg	30 minutes
Greer Inland Port	31 minutes



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Photos

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