



AVAILABLE

3423 FORK SHOALS ROAD

Simpsonville, South Carolina

**FOR
SALE**

- $\pm 65,000$ SF of warehouse space on 20 acres
- The property consists of two warehouses totaling $\pm 65,000$ SF and one 10,000 SF industrial tent on a $\pm 15,000$ SF concrete pad.
- The property is fully fenced and offers 10 acres on the corner of Fork Shoals Road and New Harrison Bridge Road that is ideal for future development and/or lay down yard
- 5 Year sale leaseback
- Sale Price: \$5,600,000



Joe Lomady

Brokerage Associate

864.787.3781 • joe@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL

864.583.0094 • LYONSINDUSTRIAL.COM