



**FOR SALE**

**±82,976-SF Industrial Building Located  
Just Off US-29 in Cherokee County**

**811 Hamrick St, Gaffney, SC**

**Colliers | South Carolina**  
145 W Main St - Ste 300  
Spartanburg, SC 29306  
+1 864 297 4950

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## PROPERTY OVERVIEW

811 Hamrick Street is a 82,976-SF industrial facility offering a unique combination of functional workspace and versatile amenities. The property includes a secure laydown yard, multiple office areas, break rooms, and a full-service kitchen to support a variety of operational needs. A distinguishing feature is its adaptable event space, which has successfully accommodated a range of functions, from concerts and highschool dances to wedding receptions. This exceptional blend of industrial capability and event-hosting potential positions 811 Hamrick Street as a rare and valuable offering in the market.

<b>Breakdown</b>	Main area	±68,866 SF
	Office area	±8,286 SF
	Kitchen/Storage	±5,824 SF
	Total	±82,976 SF
<b>Detached Garage</b>		±4,541 SF w/ eight (8) drive-in doors
<b>Property Size</b>	18 Acres (incl. 9 acre laydown)	
<b>Clear Height</b>	18' - 22'	
<b>Column Spacing</b>	24-25' x 100'	
<b>Dock Doors</b>	3 doors	
<b>Drive-in Doors</b>	10 doors	
<b>Trailer Parking</b>	In rear and laydown	
<b>Amenities</b>		Building partially heated & cooled Building partially sprinkled Solar panels for power assistance Chain link security fence



## LOCATION OVERVIEW

“Cherokee County, South Carolina enjoys a thriving and profitable economy and an abundance of natural & manufactured resources.

Cherokee County sits at the foothills of the Blue Ridge Mountains. Interstate 85 runs through the County connecting to Greenville, SC only 40 minutes to the South and Charlotte, NC, just 40 minutes to the north. The County is within a single day’s drive to 65% of the U.S. Population.

Charlotte Douglas International Airport and Greenville-Spartanburg International Airport are within a 40-minute drive, and the main line of Norfolk-Southern Railroad runs through Cherokee County. The Port of Charleston, one of the leading container seaports in the U.S., is located less than 3 hours away.”

-Cherokee County Development Board

## Key Distances

I-85 (Exit 90)	±3.5 miles
Downtown Gaffney	±2.9 miles
Spartanburg, SC	±17.4 miles
Greenville-Spartanburg Airport	±37.1 miles
Greer Inland Port	±38.0 miles
Charlotte Douglas Airport	±49.3 miles
Charlotte, SC	±58.0 miles

## LAYDOWN YARD



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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