



FOR SALE/LEASE

160/170 STRICKLAND DRIVE

Roebuck, South Carolina

±7,000 - 26,200 SF OF INDUSTRIAL SPACE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for Sale/Lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to ±26,200 SF of excellent Industrial space and offers a 10' clear height, 2 drive-in doors, and 1 dock position.
- Situated in Spartanburg County, a growing industrial hub with a strong transportation infrastructure, this property is ideal for manufacturers, distributors, or logistics providers seeking efficient operations and easy market access.
- Entire Building Sale Price: \$40.00/SF

SNAPSHOT

Address:	160/170 Strickland Dr Roebuck, SC
Tax ID:	6-26-00-020.04
Type:	Warehouse
County:	Spartanburg County
Size:	± 26,200 SF
Sale Price:	\$1,050,000

Bobby Lyons, SIOR, CCIM
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Luke Lyons
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All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to ±20,000 SF of excellent Industrial space and offers a 10' clear height, 2 drive-in doors, and 1 dock position.
- Sale Price: \$875,000
- Lease Rate: \$3.25/SF NNN

SNAPSHOT

Address: 170 Strickland Dr
Roebuck, SC

Tax ID: 6-26-00-020.04

Type: Warehouse

County: Spartanburg County

Size: ± 20,000 SF

Lease Rate: \$3.25/SF NNN

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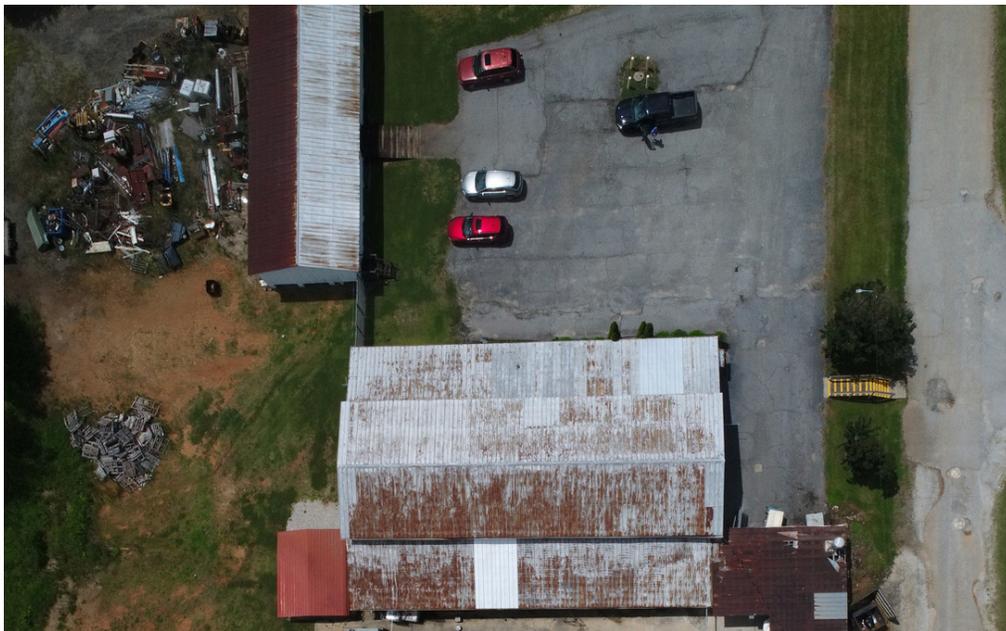




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EXECUTIVE SUMMARY

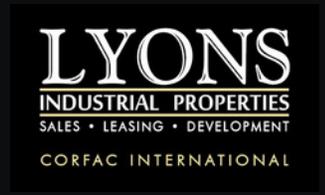
- Lyons Industrial Properties is pleased to offer for lease this amazing Industrial space in Roebuck, SC.
- Great location, just minutes from I-26 and I-85
- This building features up to ±7,000 SF of storage space (including shed) offers a 9.5' clear height, and 1.9 Acres.
- Sale Price: \$299,000
- Lease Rate: \$3.95/SF NNN

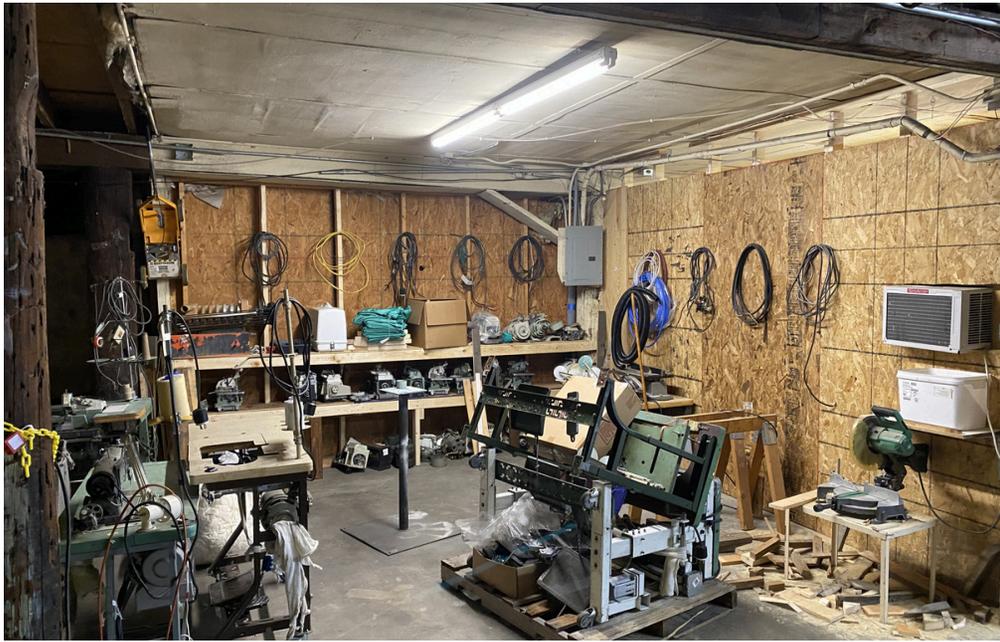
SNAPSHOT

Address:	160 Strickland Dr Roebuck, SC
Tax ID:	6-26-00-020.04
Type:	Warehouse
County:	Spartanburg County
Size:	± 7,000 SF
Lease Rate:	\$3.95/SF NNN

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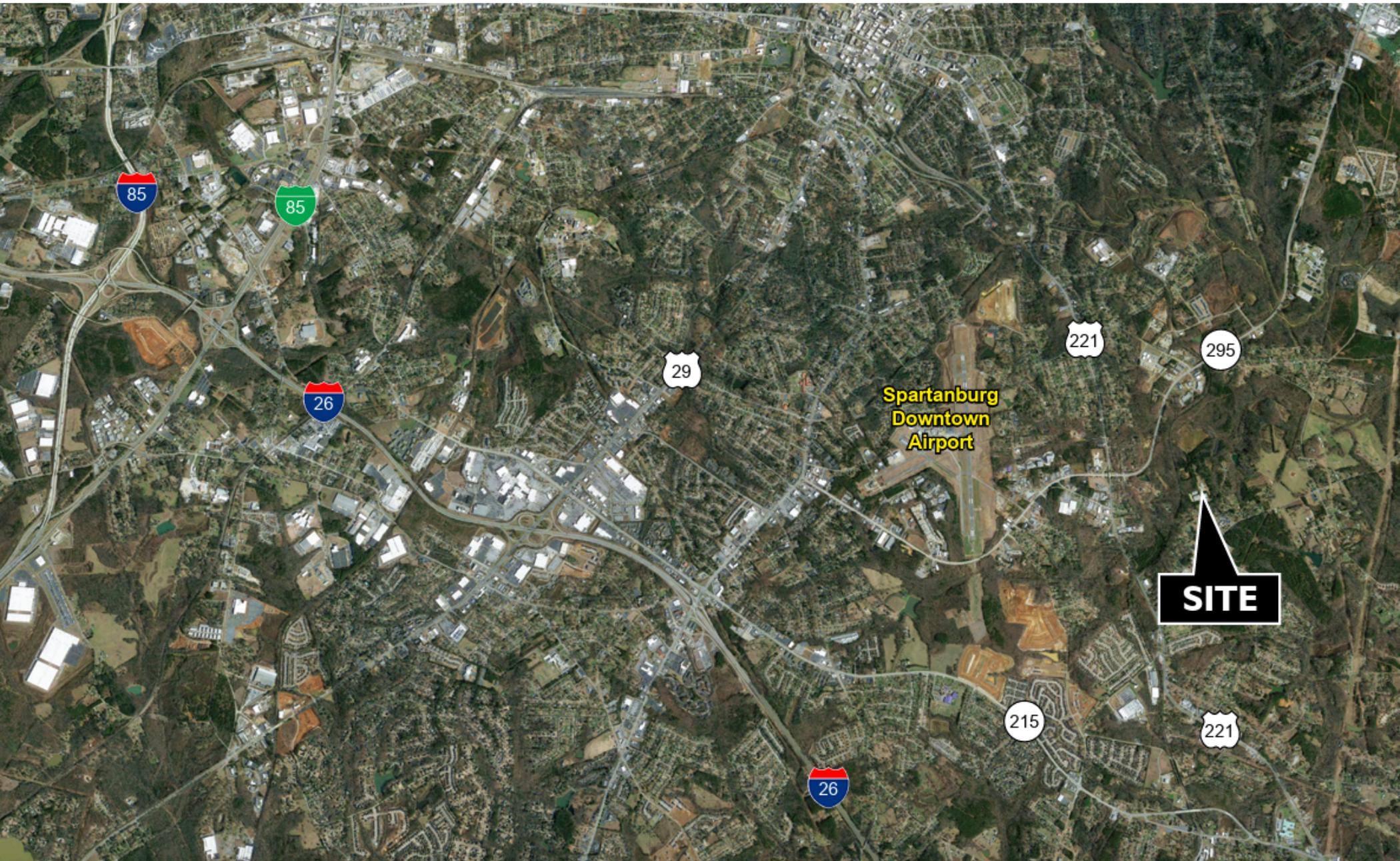




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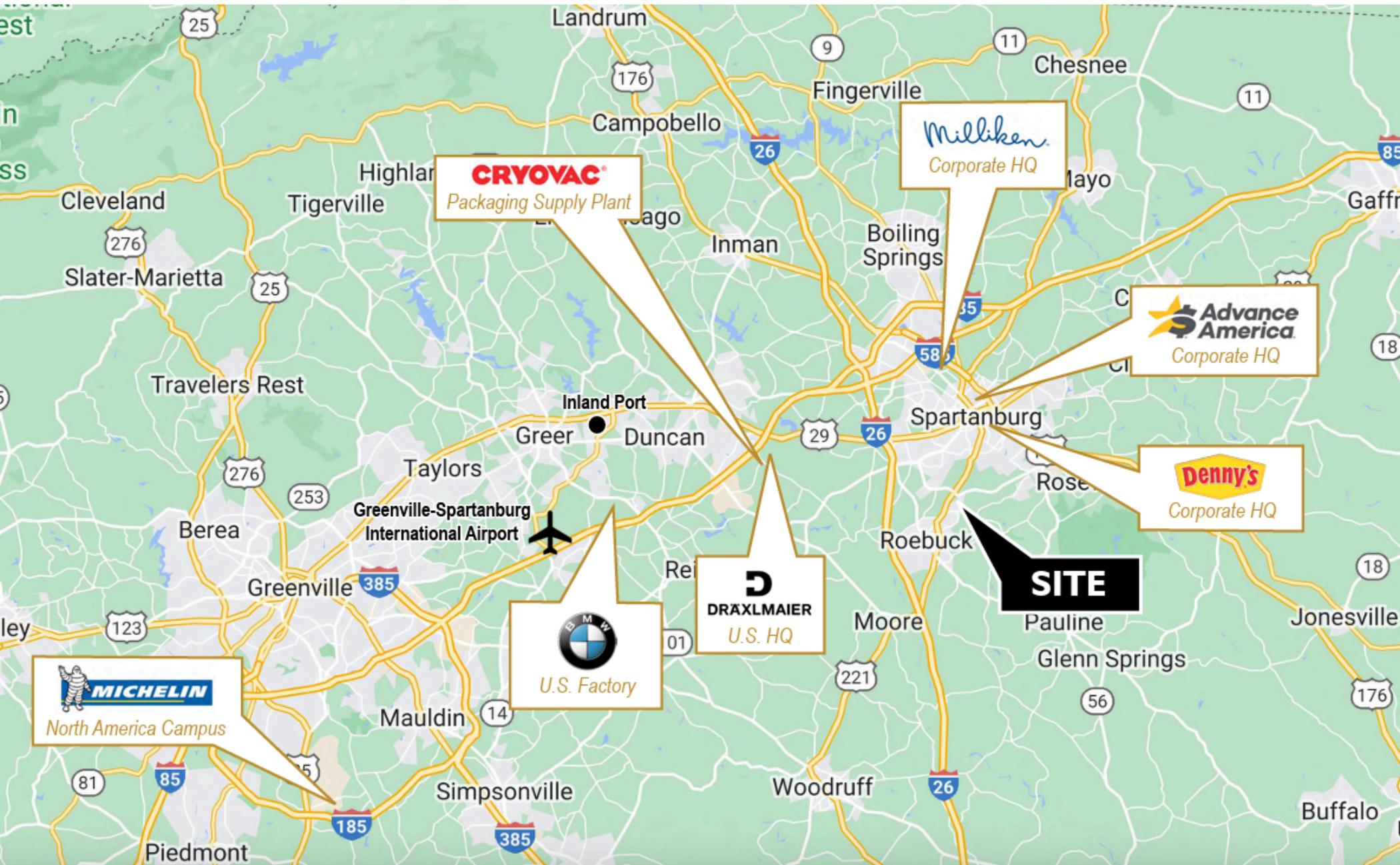




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