

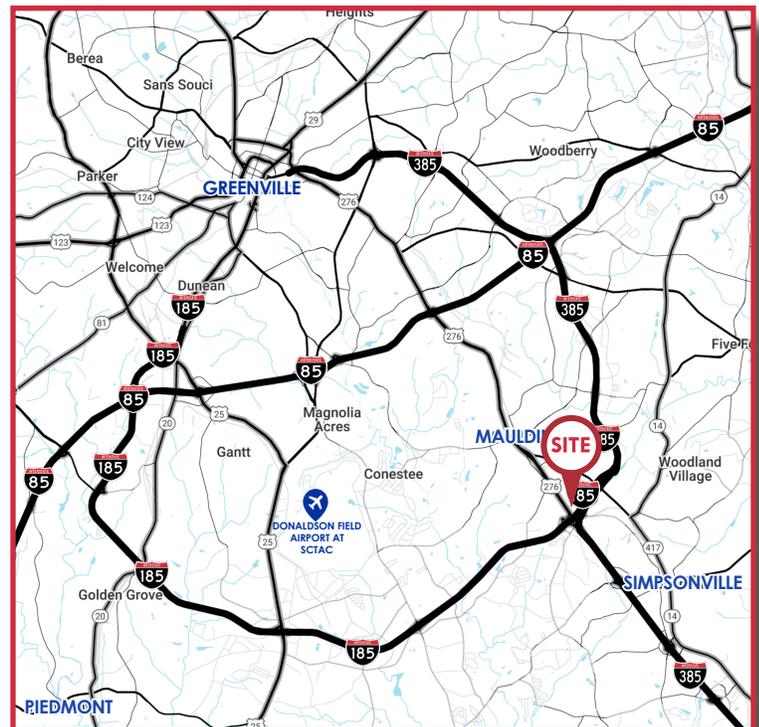
INDUSTRIAL SPACE AVAILABLE



1224 OLD STAGE ROAD | SIMPSONVILLE, SC

PROPERTY HIGHLIGHTS

- ▶ ±126,261 SF manufacturing facility
- ▶ 16' - 18' Clear heights
- ▶ Wet sprinklers (100% coverage)
- ▶ 10 Dock high doors
- ▶ Loading dock with 5 positions (3 with EOD's)
- ▶ 4,000 Amp power
- ▶ T-5 and LED lighting
- ▶ Fenced lot
- ▶ Building signage
- ▶ Ample trailer parking
- ▶ Ancillary production support spaces including shop / lab / quality control etc available
- ▶ Easy access to US-276, I-385 & I-185



DRIVING DISTANCES

±0.2 miles from I-385 & I-185

±6 miles from I-85/Greenville

±25 miles from I-26/Spartanburg

SUBLEASE RATE \$4.25/SF NNN

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LOCATION

