



VALLEY FALLS IOS

±3,300 SF BUILDING WITH 2-5 ACRES OF OUTDOOR STORAGE

7915 Valley Falls
Spartanburg, SC



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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**Lease Rate:
Call for
Rates**

- ±3,300 SF warehouse with 2-5 acres of gravel yard
- Fully fenced yard with 2 access points
- Outdoor lighting
- New Septic System & Water Line for Modular Office Hookup
- Four (4) Drive-in Doors
- Ramp for Dock Available



LOCATION
CLOSE PROXIMITY TO
BMW, & INLAND PORT
GREER



**MAJOR INTERSTATE
ACCESS**
±1.1 MILES TO I-85

864.704.1040
LeeGreenville.com

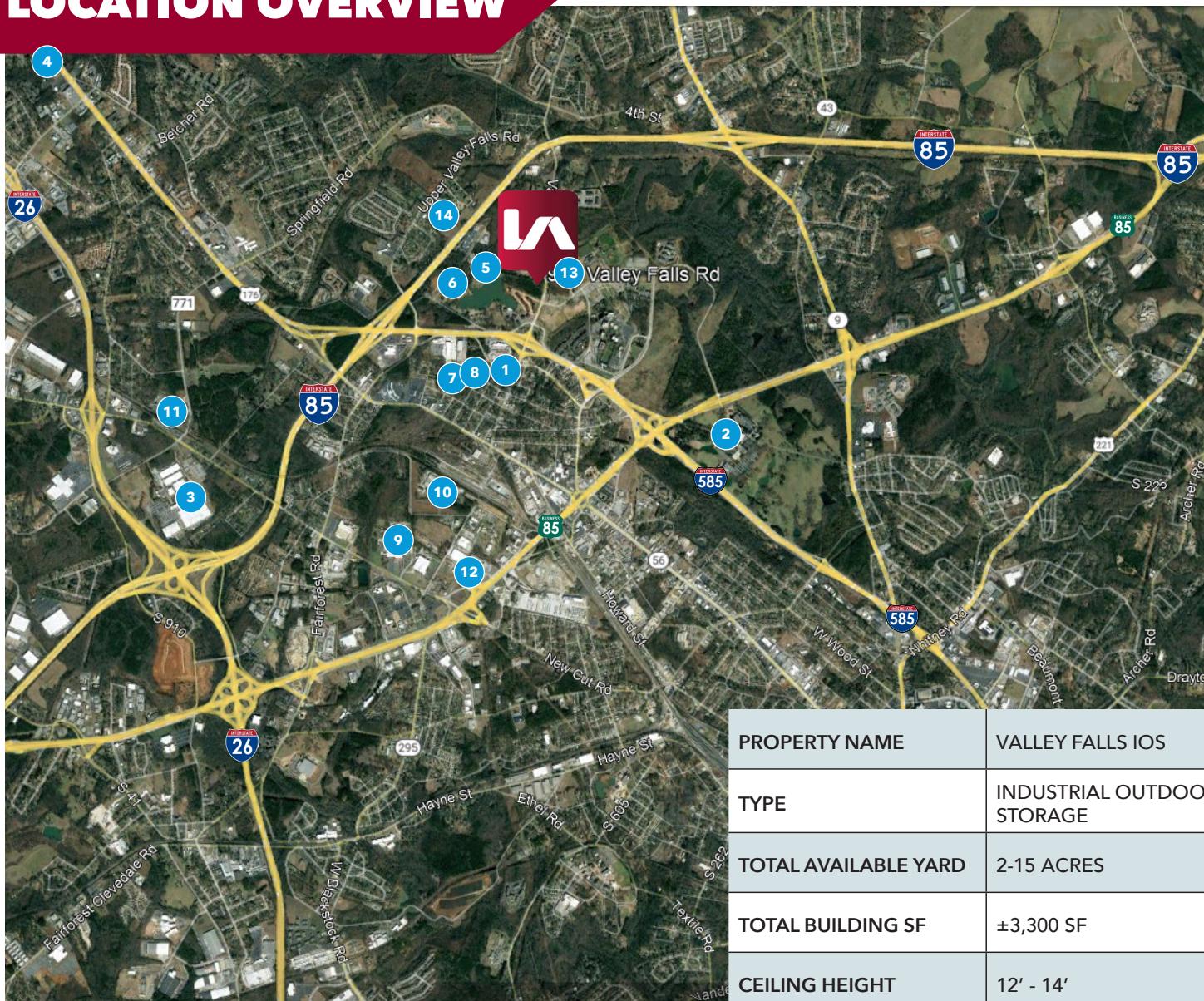
PHOTOS



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320 E. Main Street, Suite 430, Spartanburg, SC 29302
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LOCATION OVERVIEW



1	Land Air	8	Kenworth
2	Milliken	9	Spartanburg Steel
3	Michelin	10	Sage Automotive
4	Amazon	11	Thomas Concrete
5	Snider Fleet Solutions	12	Magna Energy
6	Contec	13	MEEST Express
7	Builders First Source	14	Superior Cranes

PROPERTY NAME	VALLEY FALLS IOS
TYPE	INDUSTRIAL OUTDOOR STORAGE
TOTAL AVAILABLE YARD	2-15 ACRES
TOTAL BUILDING SF	±3,300 SF
CEILING HEIGHT	12' - 14'
DRIVE-IN DOORS	4 (FOUR)
LIGHTING	LED AND OUTDOOR LIGHTING
FENCING	FULLY FENCED 2 GATES
TAX MAP #	2-56-00-011.01
COUNTY	SPARTANBURG
CITY LIMITS	NO
ZONING	HEAVY INDUSTRIAL



ACCESS TO I-85 & I-26





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**LEARN MORE
GIVE ME A CALL**



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