



# 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

Jordan Skellie, SIOR  
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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

**864.704.1040**  
LeeGreenville.com



**LOCATION**  
CLOSE PROXIMITY TO  
BMW, & INLAND PORT  
GREER



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

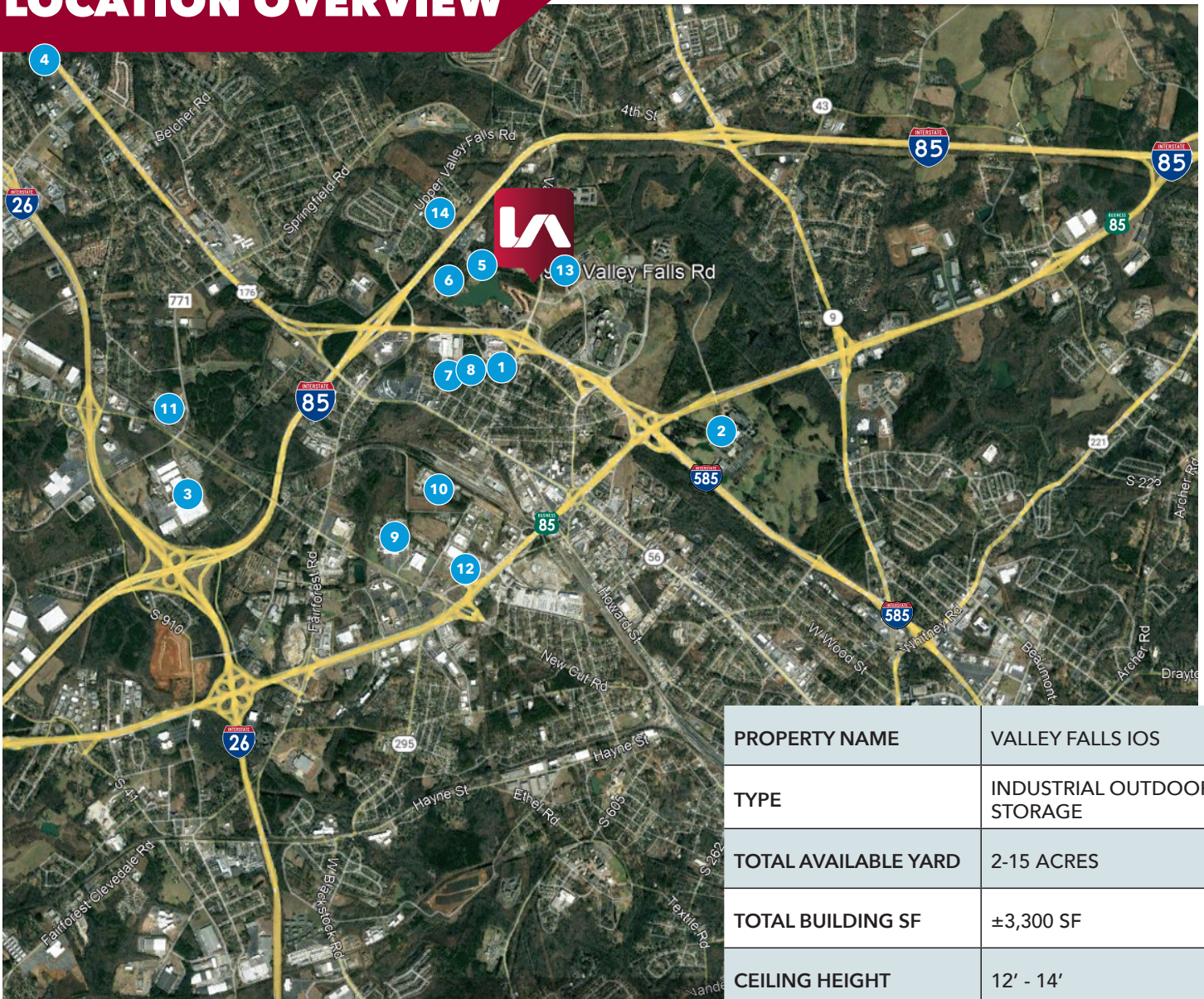


# PHOTOS





# 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



 ±1.1 Miles  
to I-85

 ±3.1 Miles  
to I-26







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**LEARN MORE**  
**GIVE ME A CALL**



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