



200 Park Ave Newberry, SC 29108

\$5.50 /SF/YR

This Class C single-tenant industrial warehouse, built in 1985, offers 46,459 of rentable square footage. Situated on 6.5 acres of industrial-zoned land, the property features reinforced concrete construction, 24ft clear height, and 24ft x 45ft column spacing - ideal for efficient storage and operations.

Key features include:

- Heavy power capacity
- 3 external docks and drive-in access
- Rail access for enhanced logistics
- 30 parking spaces (0.65 ratio)
- Sprinkler system
- 5000 sqft office space
- Room on property to expand
- Private road out front



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Rental Rate:	\$5.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	46,459 SF
Year Built:	1985
Rental Rate Mo:	\$0.46 /SF/MO