



FOR SALE

3423 FORK SHOALS ROAD

Simpsonville, South Carolina

±80,000 SF INDUSTRIAL FACILITY

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for sale +/-80,000 SF of warehouse space on 20 acres on 3423 Fork Shoals Road in Simpsonville, SC.
- The property consists of three warehouses totaling 70,000 SF and one 10,000 SF industrial tent on a 15,000 SF concrete pad.
- The property is fully fenced and offers 10 acres on the corner of Fork Shoals Road and New Harrison Bridge Road that is ideal for future development and/or lay down yard.
- Owner will need 12 months to vacate the property after closing.

SNAPSHOT

Address:	3423 Fork Shoals Rd Simpsonville, SC 29680
Tax ID:	0575.01-01-017.00 (Greenville County)
Building Size:	± 80,000 SF
Zoned:	S-1
Sale Price:	\$5,600,000

For more information, please contact:

Joe Lomady • 864.787.3781 • joe@lyonsindustrial.com

PROPERTY SPECS

Address: 3423 Fork Shoals Road, Simpsonville, SC

County: Greenville

Tax Map ID: 0575.01-01-017.00

Property Type: Industrial / Warehouse

Building Size: ± 80,000 SF

Land Size: ± 20 Acres

Year Built: 1991

Zoning: S-1

Power: Duke Energy

Water: Greenville Water

Sewer: Septic/Sewer is available

Office Size: 5,000 SF

Ceiling Height: 20' - 26'

Exterior Walls: Metal

Roof Age: 1991

Floors: 6" Concrete

Loading Docks: 4 Dock High Doors
7 Drive-In Doors

Lighting: Fluorescent



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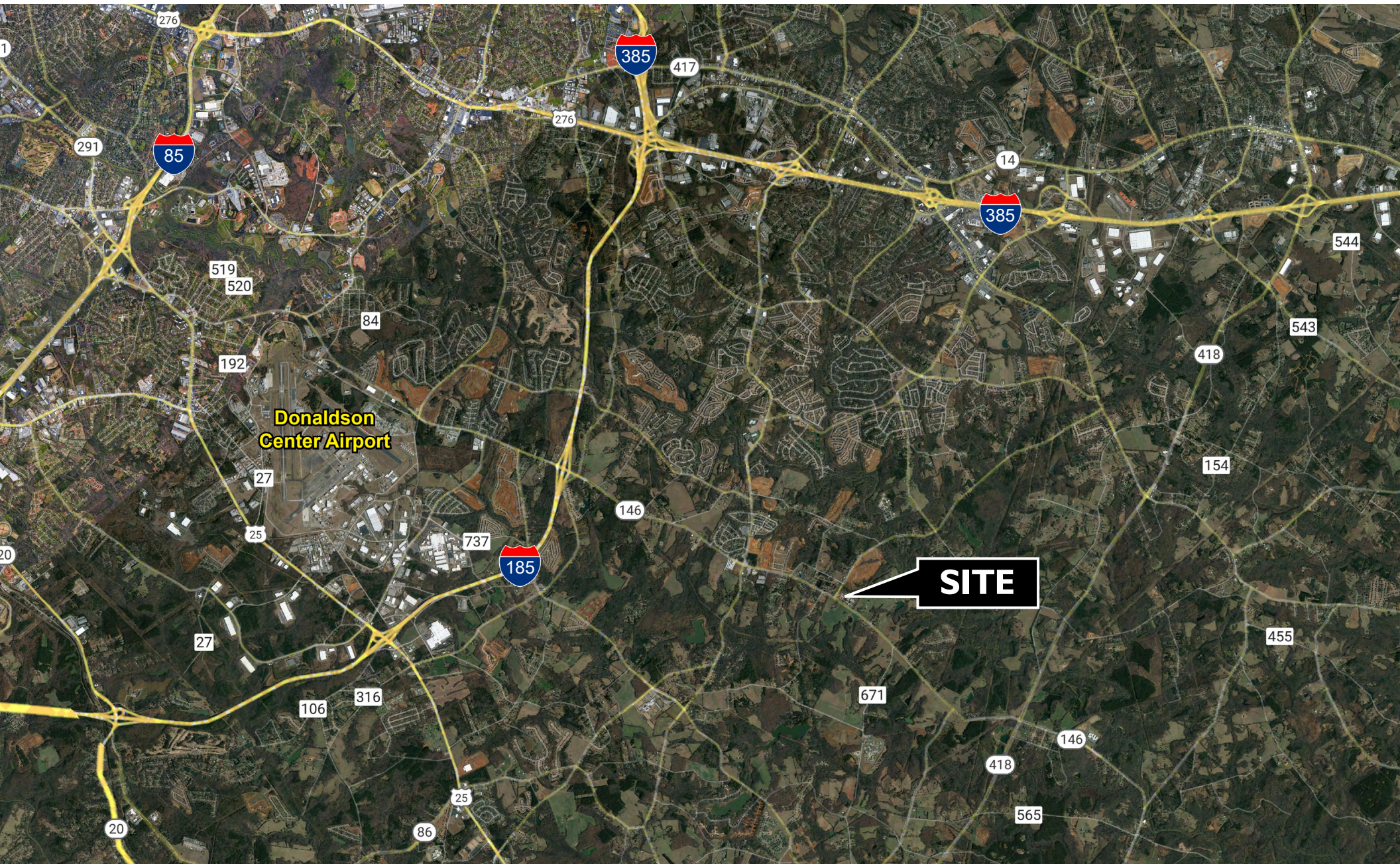
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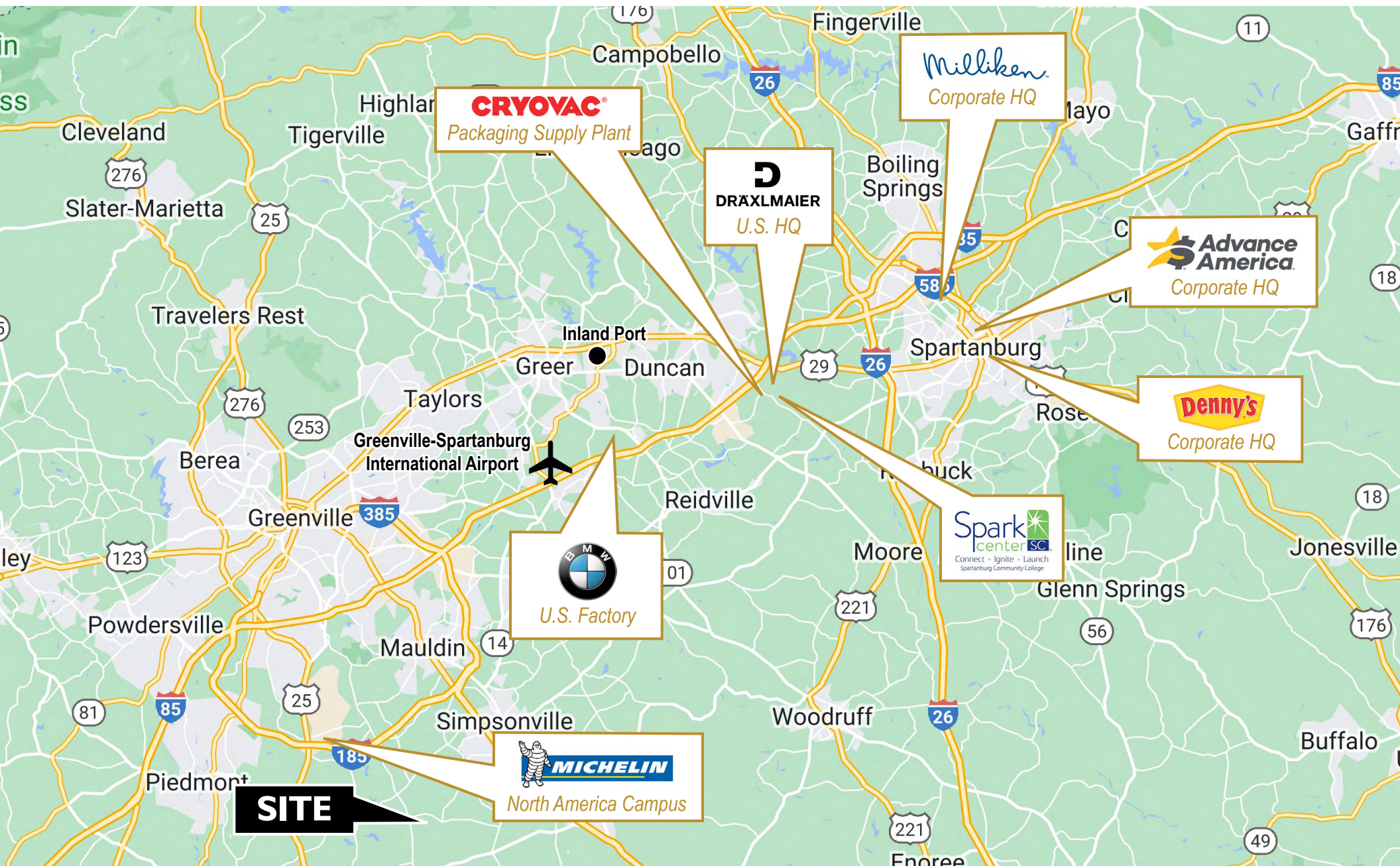
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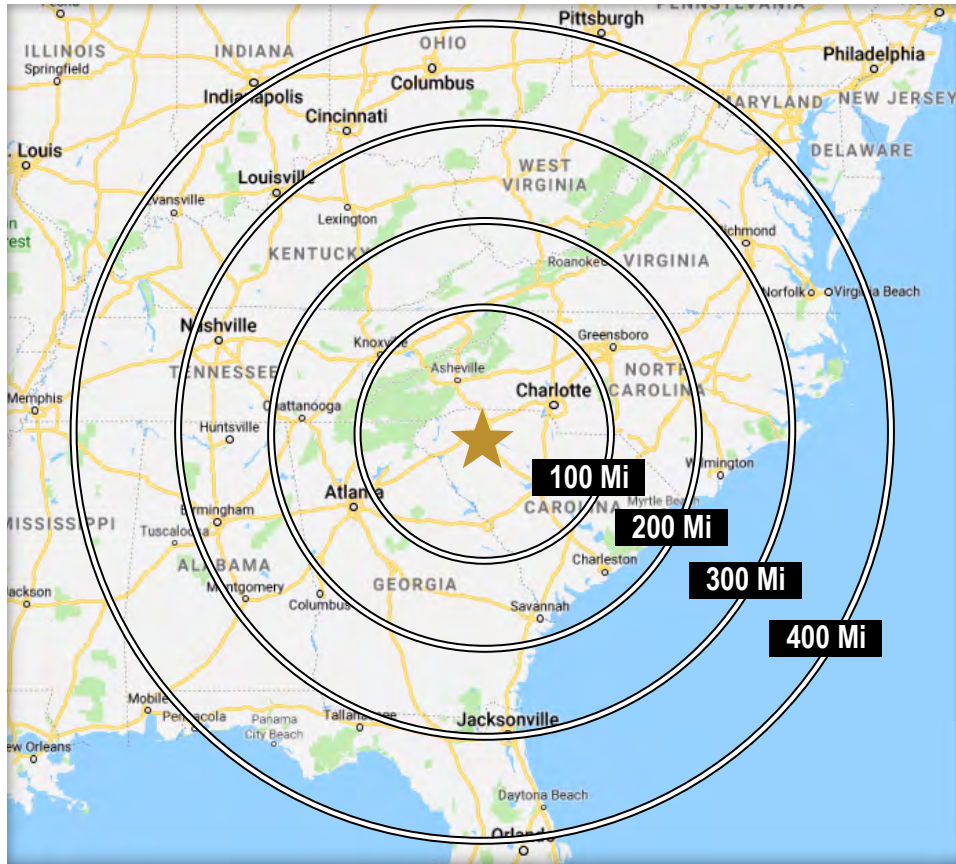
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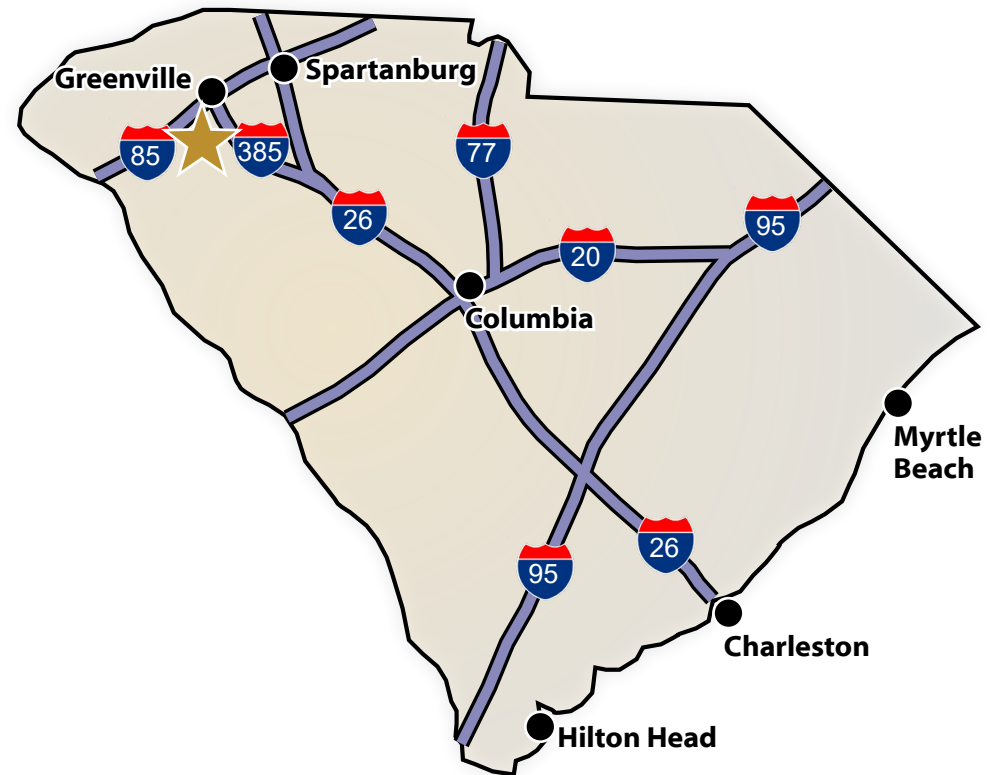


DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 50 Min	Cincinnati, OH	6 Hr 40 Min
Atlanta, GA	2 Hr 20 Min	Mobile, AL	6 Hr 50 Min
Raleigh, NC	4 Hr 10 Min	Orlando, FL	7 Hr 10 Min
Jacksonville, FL	5 Hr 20 Min	Washington DC	7 Hr 40 Min
Nashville, TN	5 Hr 40 min	Columbus, OH	8 Hr 15 Min
Richmond, VA	5 Hr 50 Min	Indianapolis, IN	8 Hr 20 Min
Louisville, KY	6 Hr 30 Min	Pittsburgh, PA	8 Hr 40 Min

DRIVE TIMES IN SOUTH CAROLINA

I-185	5 Min	Greenville	26 Min
I-385	11 Min	Spartanburg	55 Min
I-85	16 Min	Columbia	1 Hr 34 Min
I-26	32 Min	Charleston	3 Hr 14 Min
I-20	1 Hr 21 Min	Hilton Head	3 Hr 49 Min
I-95	2 Hr 16 Min	Myrtle Beach	4 Hr 1 Min



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