

FOR SALE

2270 Old Furnace Rd. Boiling Springs, SC 29316



just off Hwy. 9 in Boiling Springs!

- +/- 9,300 SF Industrial/Office Space in 2 Buildings on Old Furnace Rd. off Hwy. 9
- +/- 1.0 Acres
- 100% Heated & Cooled, All Utilities Available
- Easily Accessible From I-85 & I-26

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www.spencerhines.com

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS 380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001



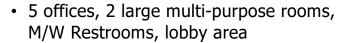


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Building 1: +/- 4,650 SF





- +/- 2,250 SF Industrial/Workshop Space, 12Ft. Ceiling Height
- 1, 10x10 Roll-Up door



Building 2: +/- 4,650 SF

- +/- 4,650 SF Industrial Space with minimal Office & 2 Restrooms
- 2 Offices & Storage Space
- 16 Ft. Ceiling Height in Center, 14 Ft. at Eves
- 1, 10x12 Roll-Up Door



- · Heavy Power to Site
- Across from Boiling Springs High School, in fast-growing area surrounded by development
- Former Taylor Sports Screen Printers.
 Ideal for Light Industrial/Manufacturing use
- Building 1: Masonry Construction
- Building 2: Metal Construction

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