



- 2,000± sq ft. lower level office space on W. Floyd Baker Boulevard.
- 5 private offices, copier/file room, & reception area.
- Great location surrounded by commercial activity on the busy Floyd Baker Boulevard corridor.
- Property is approximately 1 mile from I-85 and ½ mile to downtown Gaffney.
- Tax Map # 081-13-00-005.00
- Landlord pays power & water up to \$200/mo.
- High visibility with over 20,000 cars per day on W. Floyd Baker Blvd.

Andy Hayes 864-706-0189  
ahayes@spencerhines.com



CONTACT | Ben Hines 864-542-4777  
benhines@spencerhines.com



[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

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

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

**Lease Rate:**  
**\$1000/mo.**  
**Modified Full Service, Gross**





# SPENCER/HINES P R O P E R T I E S

# OFFICE

1100 W. Floyd Baker Boulevard  
Gaffney, SC



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