



Reduced sale price \$2,495,000

## 5899 N. Main Street

Cowpens, South Carolina 29330

### Property Highlights

- Class B Industrial Building located on ±21.87 acres
- ±3,800 SF of office space with break room, including mezzanine area for warehouse office
- ±64,075 total SF; detached work shops
- Ceiling heights 28' to 30'
- 100% Sprinklered
- Truck docks - (7) dock-high & (1) Drive-In ramp
- Heavy power – 277/480V - 3Phase/4wire and (5) 2000 AMP services
- A combination of T-5 LED and high-bay lighting
- Monument signage available
- Ample employee parking and truck parking
- Built in 1991 - pre-cast concrete construction

**Reduced Sale Price: \$2,495,000**

**Lease Price: \$3.75/SF NNN**



For more information

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# FOR SALE

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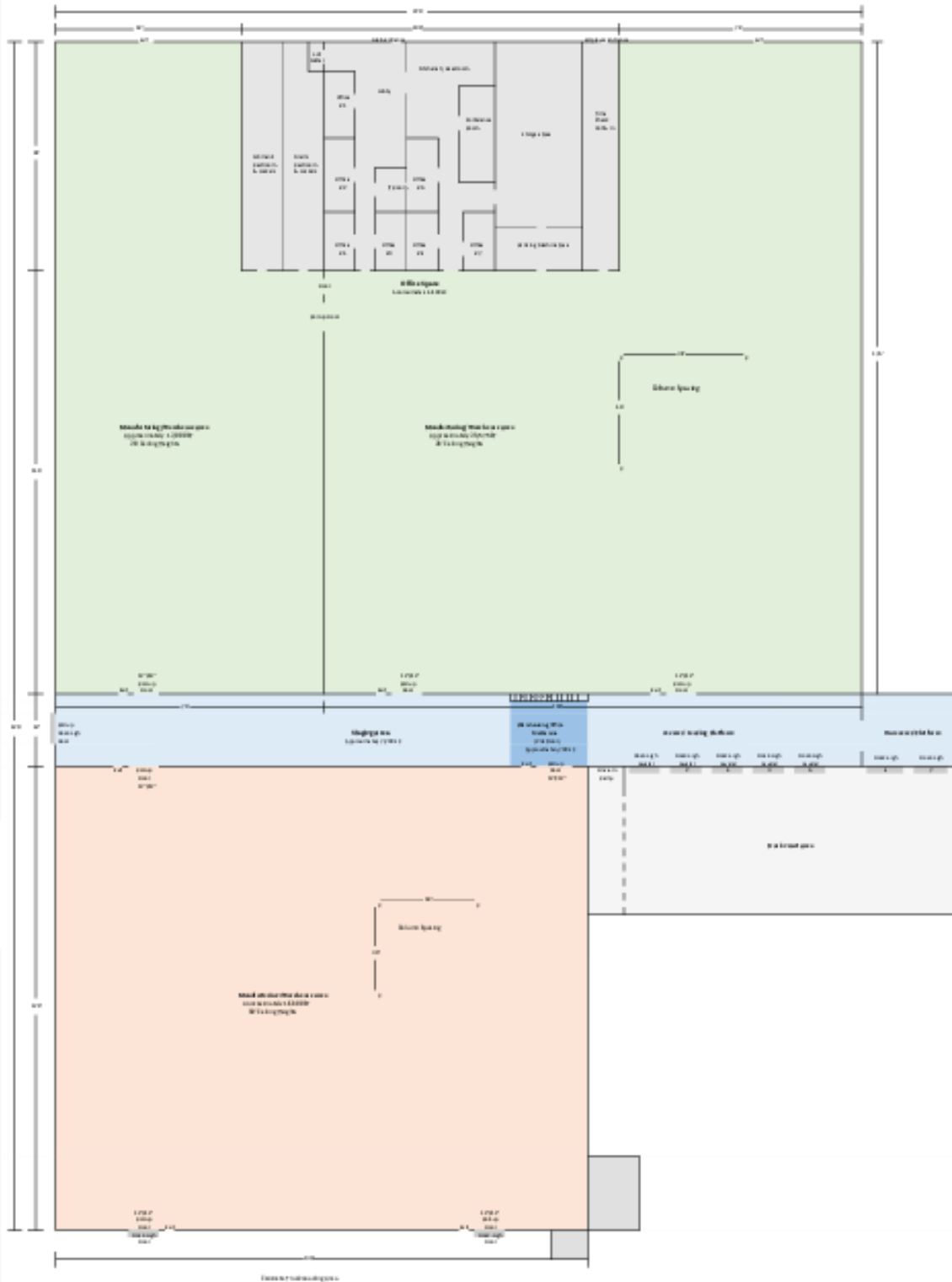
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**NAI Earle Furman**

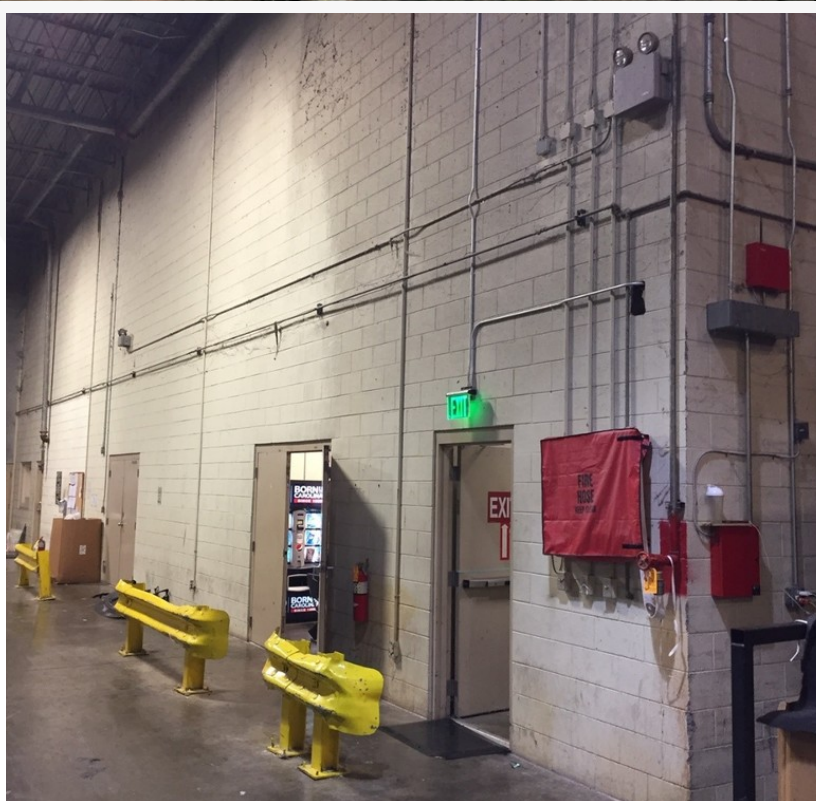
# Floor Plan

500 N Main St., Cowpens, SC

(Floor plan measurements are approximate and not exactly to scale, for illustration purposes only)



5899 N. Main St., Cowpens



# Location Maps

