INDUSTRIAL WITH RAIL FOR LEASE

844 SE MAIN STREET | SIMPSONVILLE, SC

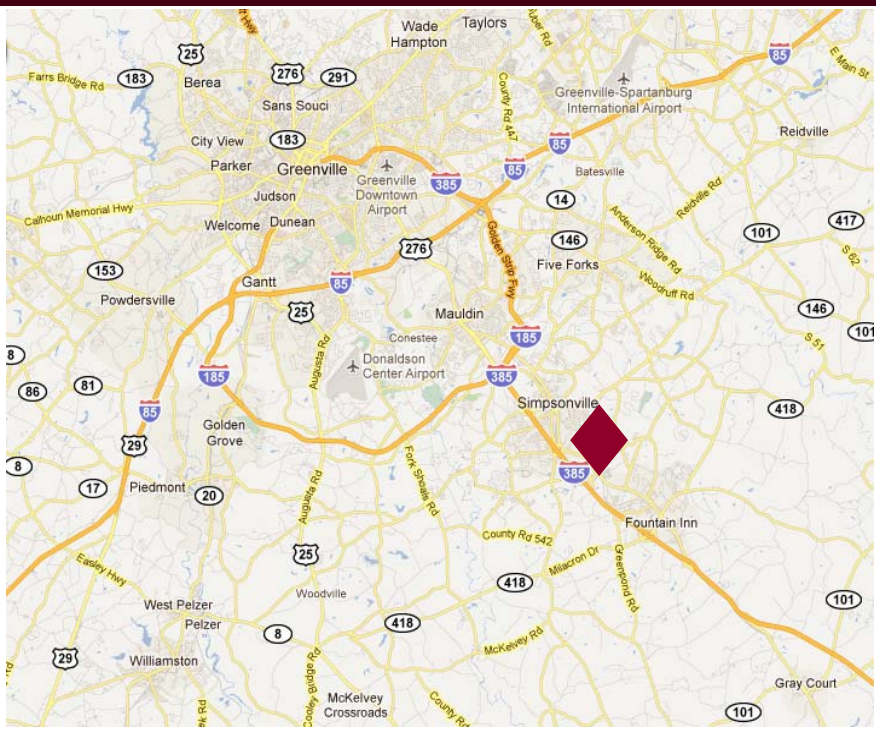
SIZE: 139,000 SF TOTAL
SPACE IS SUB-DIVIDABLE FROM 30,000 SF +
SF Warehouse
±8,000 SF Office
±5,000 SF Lab Space

LAND: 14 Acres

LOCATION: Approximately 1 mile from I-385

ZONING: I-1

FEATURES: Nearby two access ramps to I-385
Rail access by Carolina Piedmont
Lab space and a clean room, ample office
23' - 40' Clear Ceiling
6"-8" Concrete Floor
8 Dock High Doors
4 Drive-in Doors
1600 Amp Service
30x40 Column Spacing
Upscale 2-Story Office Component



LEASE RATE: $1.95 /SF NNN

Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES

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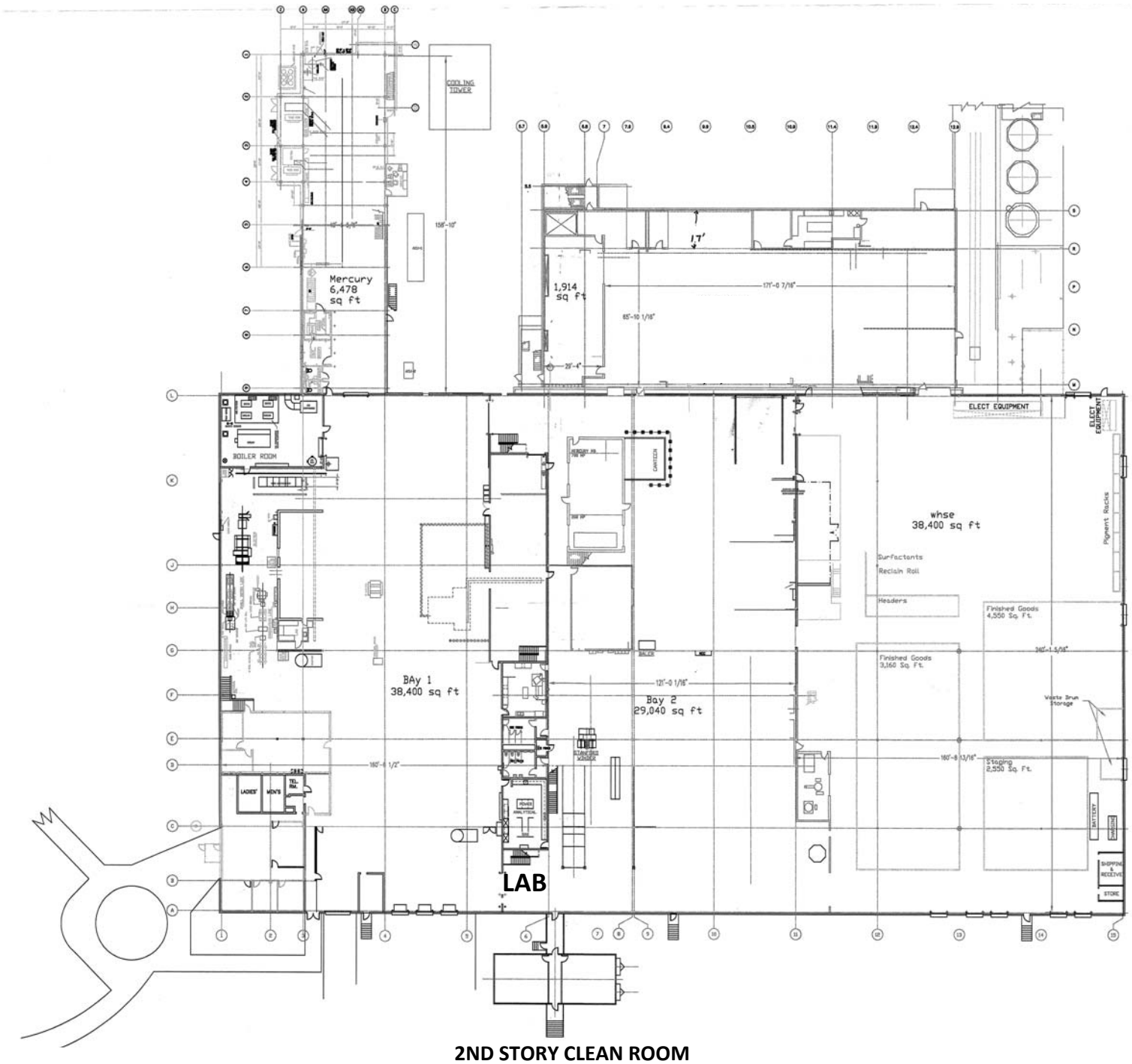
LAURENS NICHOLSON, CCIM, SIOR
lnicholson@lee-associates.com



2ND STORY CLEAN ROOM

ADDITIONAL PHOTOS