

FOR SALE

DEVELOPMENT OPPORTUNITY

W GEORGIA ROAD AT NEELY FERRY ROAD

SITE #1640

Simpsonville, SC 29680

NOW AVAILABLE



SITE OVERVIEW

EXCELLENT LOCATION NEAR I-385

Approximately ±22.42 acres available for industrial development on West Georgia Road near I-385 in the City of Simpsonville, South Carolina.

- + ±22.42 acres total
- + Potential build-to-suit opportunity
- + All utilities available
- + Zoned B-G | City of Simpsonville
 - General Business
- + Less than a mile from I-385



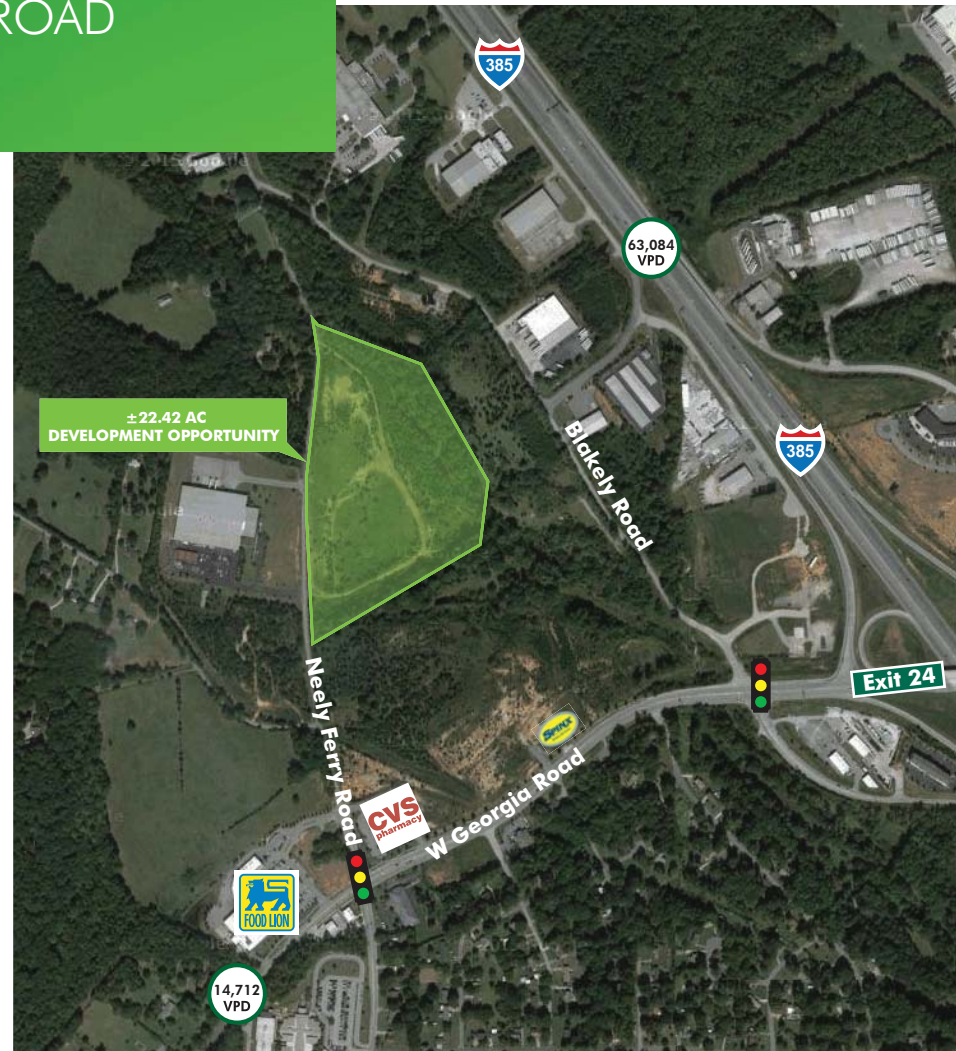
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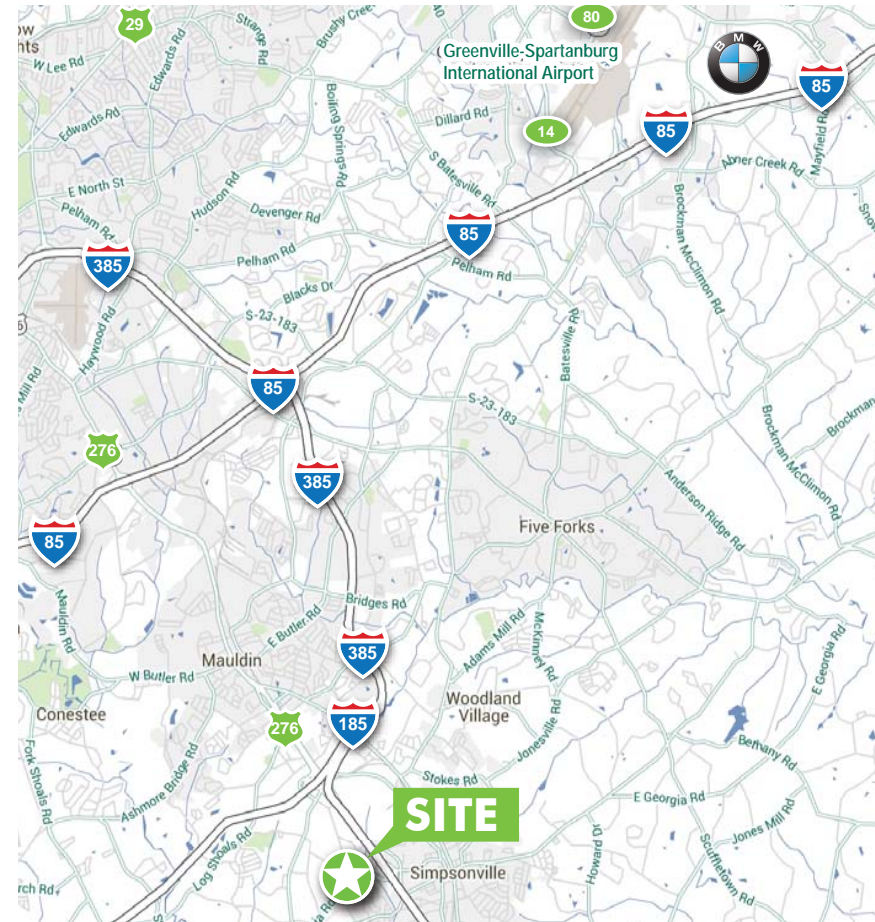
SITE #1640
Simpsonville, SC 29681



PROPERTY DETAILS

DEVELOPMENT OPPORTUNITY

- + Total acreage: ±22.42 AC
- + Zoned B-G | City of Simpsonville
 - Business General
- + All utilities available
- + Opportunity for mixed-use potential
- + Ideal for flex/light industrial users
- + Available for sale or for build-to-suit
- + Excellent location for recruitment of highly skilled labor
- + Located in a great location with excellent accessibility to major interstates, ±0.5 miles to I-385
- + ±63,084 VPD on Interstate 385
- + ±14,712 VPD on West Georgia Road



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