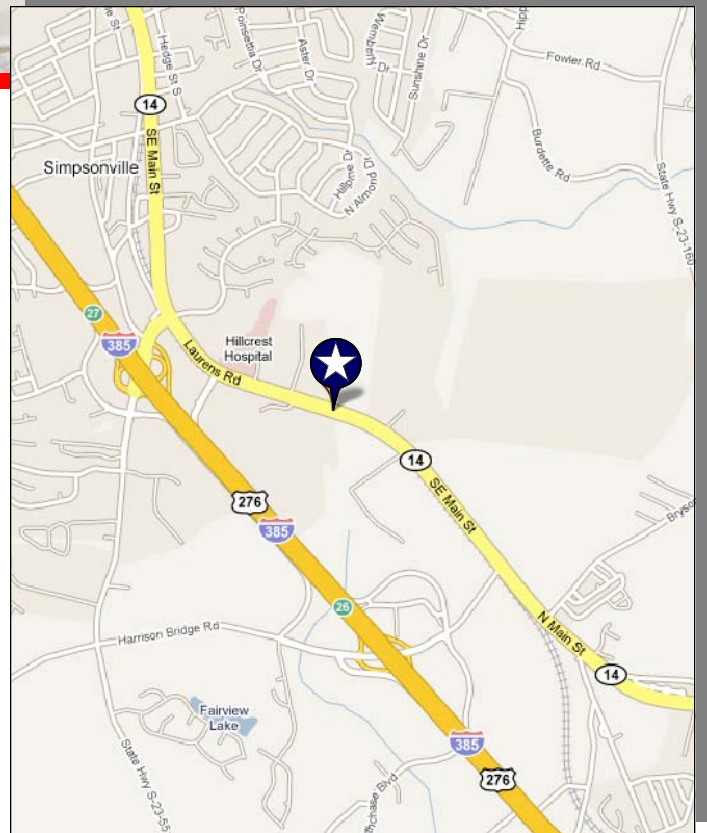


OFFICE/WAREHOUSE BUILDING FOR SALE OR LEASE



800 SE MAIN STREET SIMPSONVILLE, SC

SPACE AVAILABLE:	±77,064 SF TOTAL ±10,800 SF Office ±10,800 SF Mezzanine (Shell)
LAND SIZE:	±11.55 Acres
DOCKS:	Six (6) Dock High Doors One (1) Drive-in Door
HVAC:	100%
SPRINKLER:	100%
CEILING HEIGHT:	23' - 24'
FEATURES:	Concrete Double-T Construction Rail Spur
LEASE RATE:	\$3.25/SF (NNN)
ASKING PRICE:	\$2,595,000



Bentley Commercial LLC
CORFAC INTERNATIONAL

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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