

INDUSTRIAL FOR LEASE ±10,195 SF

7350 Hwy 9, Inman, South Carolina 29303

Lease Rate: \$8.83 PSF (\$7,500 / Month)



PRIME LIGHT-INDUSTRIAL FACILITY WITH HIGH-END OFFICE SPACE

HIGHLIGHTS

- ±10,195 SF Light-Industrial Building
- Over ±3.0 AC Laydown / Parking
- ±960 SF High-End Office Space
- Built in 2015
- ±480' of Road Frontage on Highway SC-9
- Six (6) Ground Level Doors
- Expansion Opportunity Available



ADAM D. PADGETT, SIOR
Executive V.P. / Principal
apadgett@lee-associates.com

MATTHEW R. ROOS, MBA
Associate
mroos@lee-associates.com

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TAX MAP#: 2-28-00-040.01
ZONING: None
CITY LIMITS: No
COUNTY: Spartanburg
BUILDING SIZE (TOTAL): ±10,195 SF
WAREHOUSE: ±9,097 SF
OFFICE SPACE: ±960 SF
LOT SIZE: ±7.01 AC
LAYDOWN YARD: ±3.0 AC
OF RESTROOMS: Two (2)
BUILDING DIMENSIONS: 60'x170'
YEAR BUILT: 2015
LOT DETAILS: Level & Graveled

CONSTRUCTION: Wood Frame
ROOF: Metal
FLOORS: Concrete
COLUMN SPACING: Clear-Span 60'
CEILING HEIGHT: 15' Ceiling
GLD: Six (6)
GLD SIZE: 10'x11' (2), 14'x13' (1)
16'x14' (2), 15'x14' (1)
GAS: Piedmont Natural Gas
WATER: Spartanburg Water System
POWER: Duke Energy
SEWER: Septic



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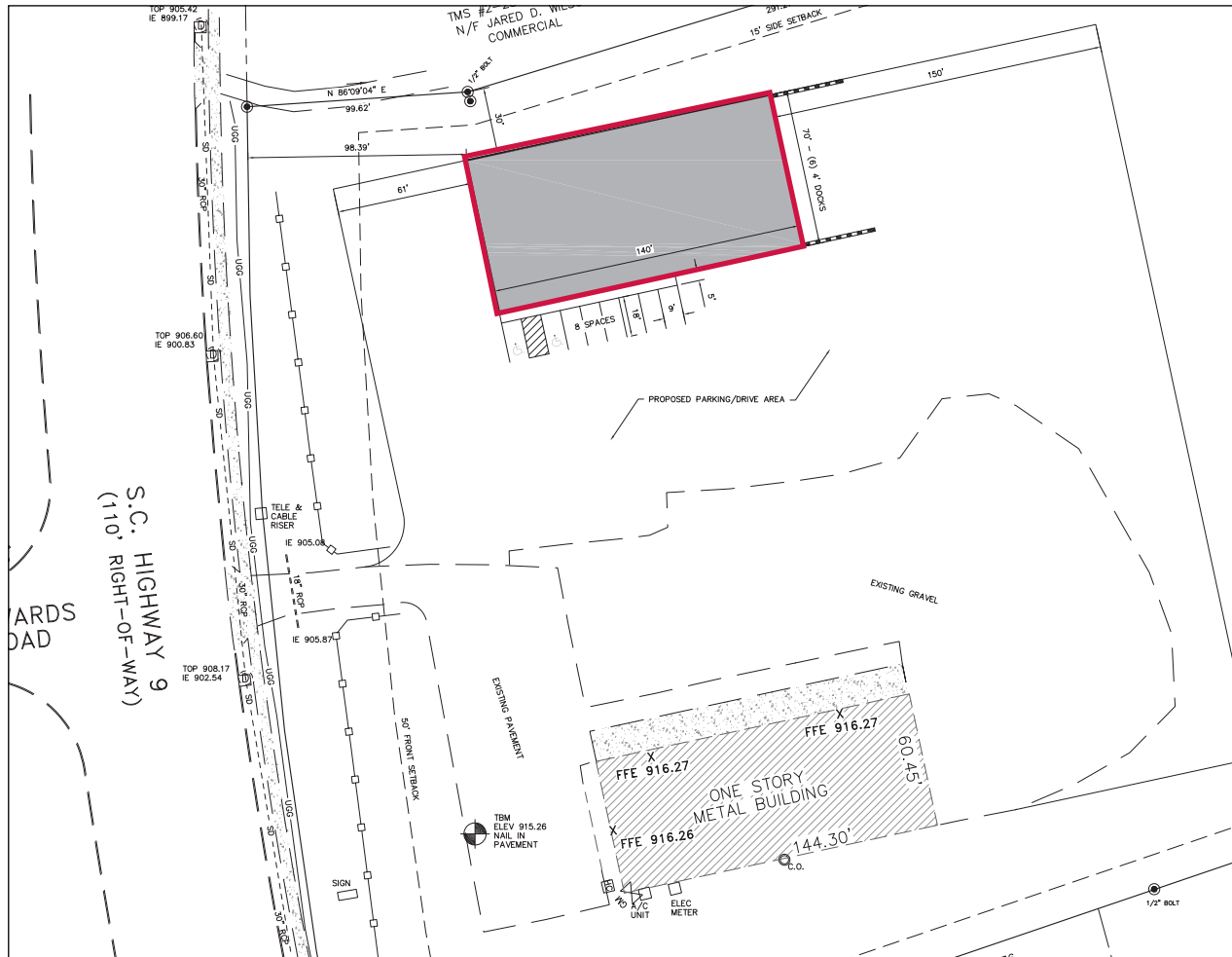
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EXPANSION OPPORTUNITY



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POPULATION	3 MILE	5 MILE	10 MILE
2021 Population	10,791	36,923	128,156
2026 Population Projection	12,443	42,406	146,100
Annual Growth 2010-2021	3.0%	2.5%	2.0%

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2021 Households	4,101	13,955	48,353
2026 Household Projection	4,740	16,059	55,230
Annual Growth 2010-2021	2.3%	2.0%	1.5%
Avg Household Income	\$103,715	\$86,500	\$73,587
Median Household Income	\$82,481	\$69,447	\$59,737

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