



320 Wamsutta Drive

Lyman, SC 29365

Property Features

- 2 Industrial manufacturing buildings (±112,336 Total SF) situated on ±8.02 acres
- Building 1 has ±45,936 SF including ±2,500 SF office space | 25' clear ceilings
- Building 2 has ±66,400 SF including ±5,150 SF office space | 18' clear ceilings
- Concrete construction
- Fully sprinklered
- Fully fenced property with guard house
- ±1.2 miles S of Hwy 29 and ±2.7 miles N of I-85 (Exit 63)
- Lease rate: \$2.50/SF NNN
- Sale price: \$1,590,000



For more information:

Grice Hunt, SIOR

864 678 5935 • grice@naiearlefurman.com

Ford Borders, SIOR

864 232 9040 • fborders@naiearlefurman.com

Clay Williams

864 678 5938 • clay@naiearlefurman.com

For Sale or Lease

320 Wamsutta Drive



Property Name:	320 Wamsutta Drive - Building I
Total Square Feet:	±45,936 SF
Office Space:	Two floors totaling ±2,500 SF including testing & lab area
Construction:	Concrete T-Panel walls
Ceiling Height:	25'
Column Spacing:	40' x 24'
Dock Doors:	5 (10' x 12') with dock levelers
Drive-In Doors:	3 (10' x 10')
Lighting:	T-5 & sodium vapor
Sprinklers:	Ordinary hazard
Power:	1,500 KVA transformer services both buildings Service provided by Duke Energy
Gas:	Service provided by Greer CPW
Water:	Service provided by Spartanburg Water
Sewer:	Service provided by the Town of Lyman
Parking:	Shared parking with Building 2 - approximately 70 parking spaces
Other:	Air wash & ventilation system in place
Previous Use:	Jet dye and finishing operations

For Sale or Lease

320 Wamsutta Drive



Property Name:	320 Wamsutta Drive - Building 2
Total Square Feet:	±66,400 SF
Office Space:	±5,150 SF including lab space
Construction:	Pre-cast concrete wall panels
Ceiling Height:	18'
Column Spacing:	40' x 30'
Dock Doors:	5 (10' x 12') with dock levelers
Drive-in Doors:	1 (10' x 10')
Lighting:	T-12
Sprinklers:	Ordinary hazard
Power:	1,500 KVA transformer services both buildings Service provided by Duke Energy
Gas:	Service provided by Greer CPW
Water:	Service provided by Spartanburg Water
Sewer:	Service provided by the Town of Lyman
Parking:	Shared parking with Building 1 - approximately 70 parking spaces
Other:	Suspended gas heaters floor drains fully fenced property

Driving Distance from Site Property

Interstate 85 (Exit 63)	±2.7 Miles
SC Inland Port	±7 Miles
GSP International Airport	±8.5 Miles
Spartanburg, SC	±10 Miles
Greenville, SC	±14 Miles
Charlotte, NC	±85 Miles
Atlanta, GA	±150 Miles

