



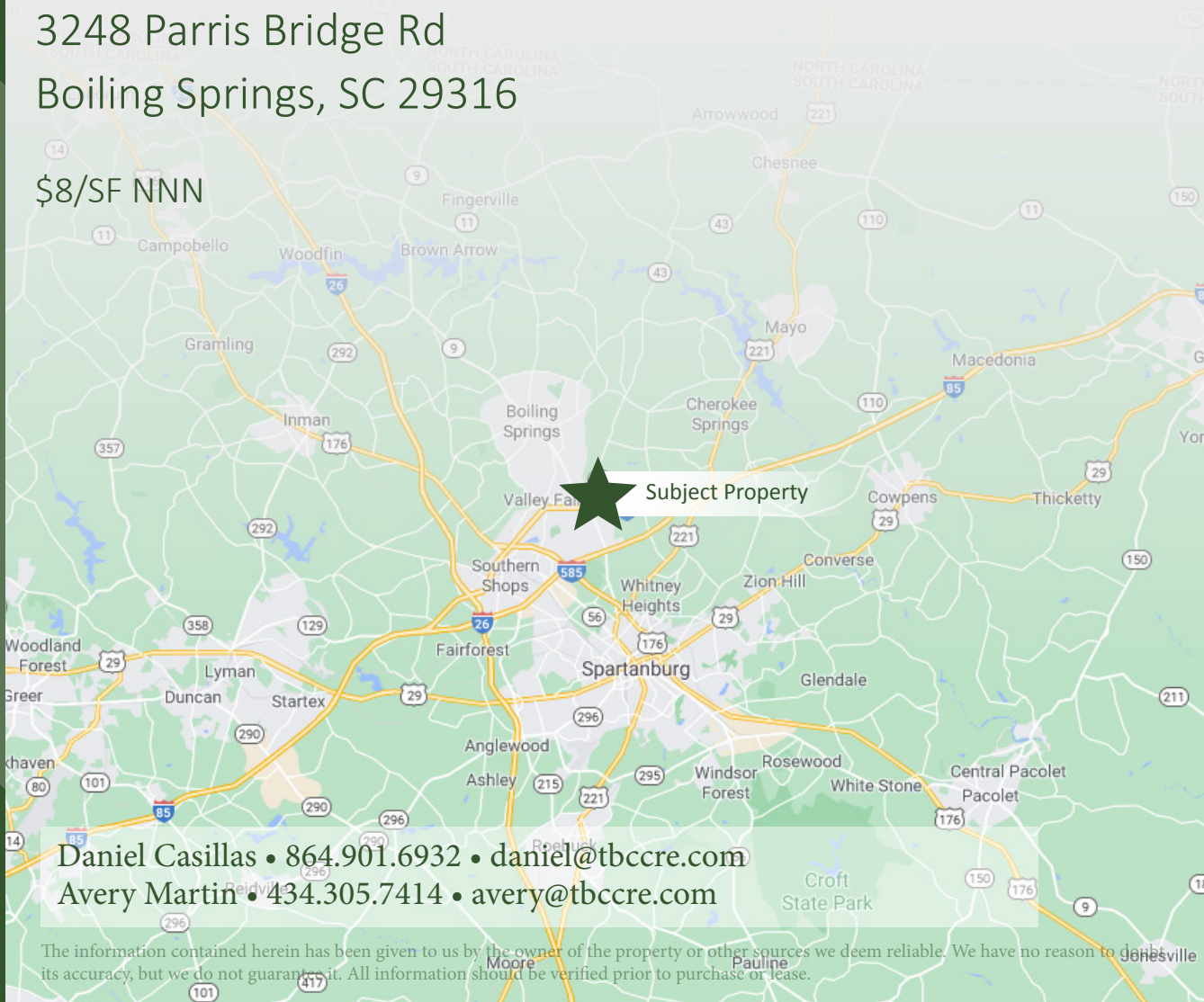
FOR LEASE

±6,000 SF RETAIL/WAREHOUSE/FLEX

3248 Parris Bridge Rd

Boiling Springs, SC 29316

\$8/SF NNN



Subject Property

Daniel Casillas • 864.901.6932 • daniel@tbccre.com
Avery Martin • 434.305.7414 • avery@tbccre.com

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.



AMENITIES

- Located in the rapidly growing Boiling Springs area, with convenient access to Highway 9
- Visible from I-85 and only 0.6 miles from exit
- Spartanburg County tax map #: 2-52-00-007.08
- ±0.87 acre lot unzoned in Spartanburg County
- ±2,400 SF of office/showroom in front with four private offices and two bathrooms
- ±3,600 SF of warehouse space in rear, including twelve-foot rollup door



Avg. Household Income

2020 Population

1 MILE

\$71k

3 MILE

\$64k

5 MILE

\$63k

1 MILE

3,197

3 MILE

31,359

5 MILE

79,072

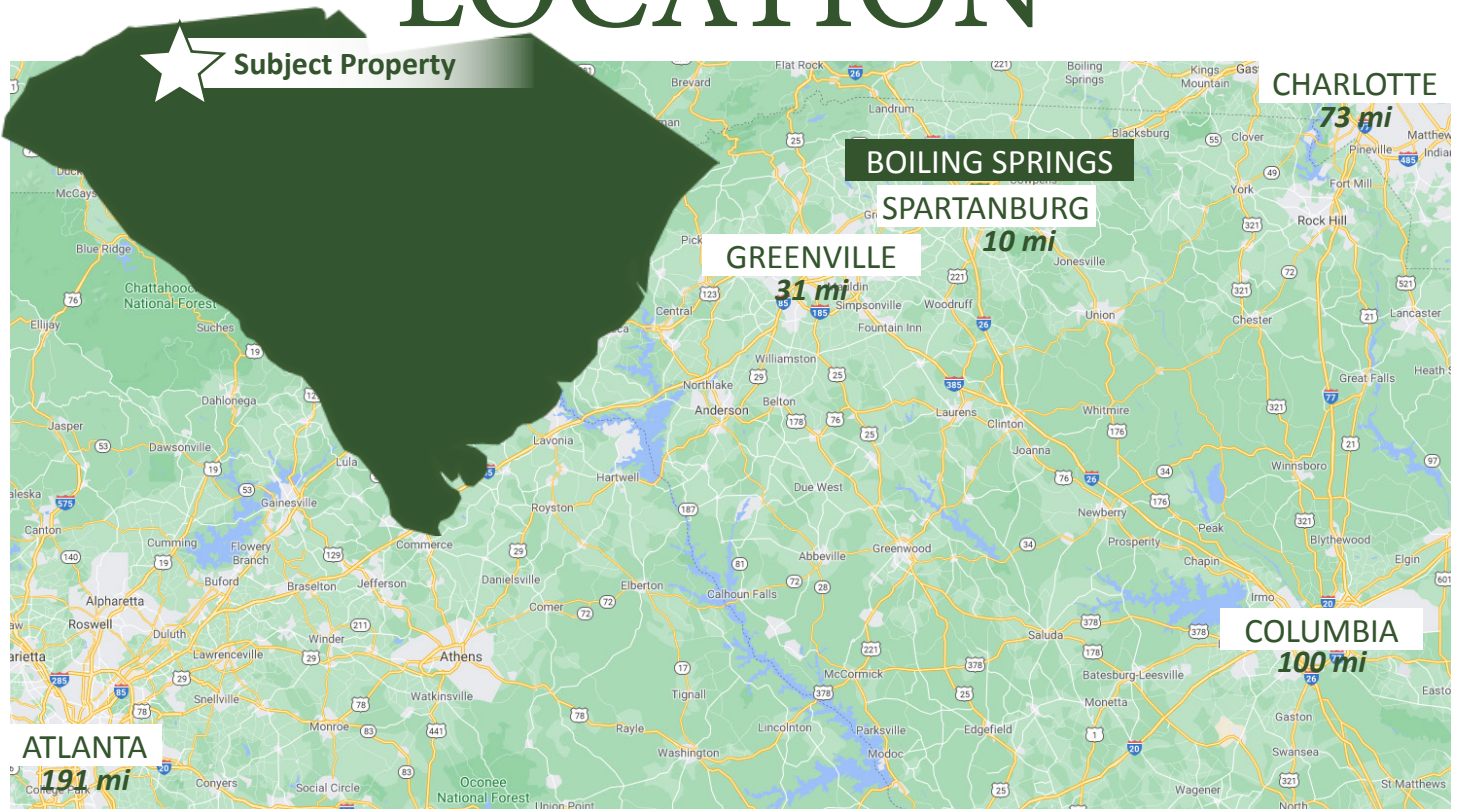
PER STDB



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PHOTOS



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