

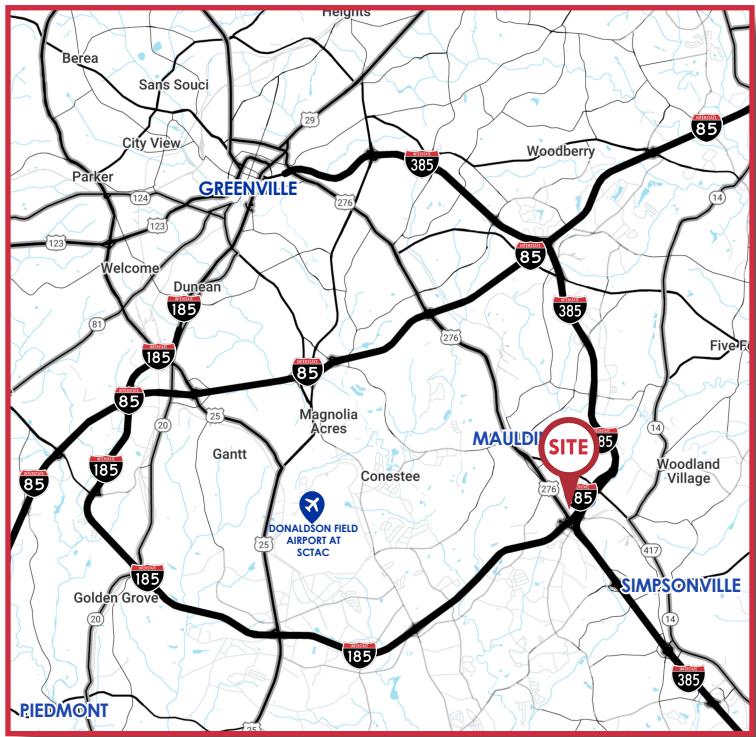
# INDUSTRIAL SPACE AVAILABLE



1224 OLD STAGE ROAD | SIMPSONVILLE, SC

## PROPERTY HIGHLIGHTS

- ±126,261 SF manufacturing facility
- 16' - 18' Clear heights
- Wet sprinklers (100% coverage)
- 6 Dock high doors
- Loading dock with 5 positions (3 with EOD's)
- 4,000 Amp power
- T-5 and LED lighting
- Fenced lot
- Building signage
- Ample trailer parking
- Ancillary production support spaces including shop / lab / quality control etc available
- Easy access to US-276, I-385 & I-185



## DRIVING DISTANCES

- ±0.2 miles from I-385 & I-185
- ±6 miles from I-85/Greenville
- ±25 miles from I-26/Spartanburg

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## LOCATION

