

FOR SALE/LEASE

50 Peachview Boulevard

Gaffney, South Carolina 29341



KACIE JACKSON, SIOR
Senior Director
864 370 8193
kacie.Jackson@cushwake.com

ELLIOTT FAYSSOUX, SIOR
Senior Director
864 370 8190
elliott.fayssoux@cushwake.com

Matt Treble
Executive Managing Director
704 335 4430
matt.treble@cushwake.com

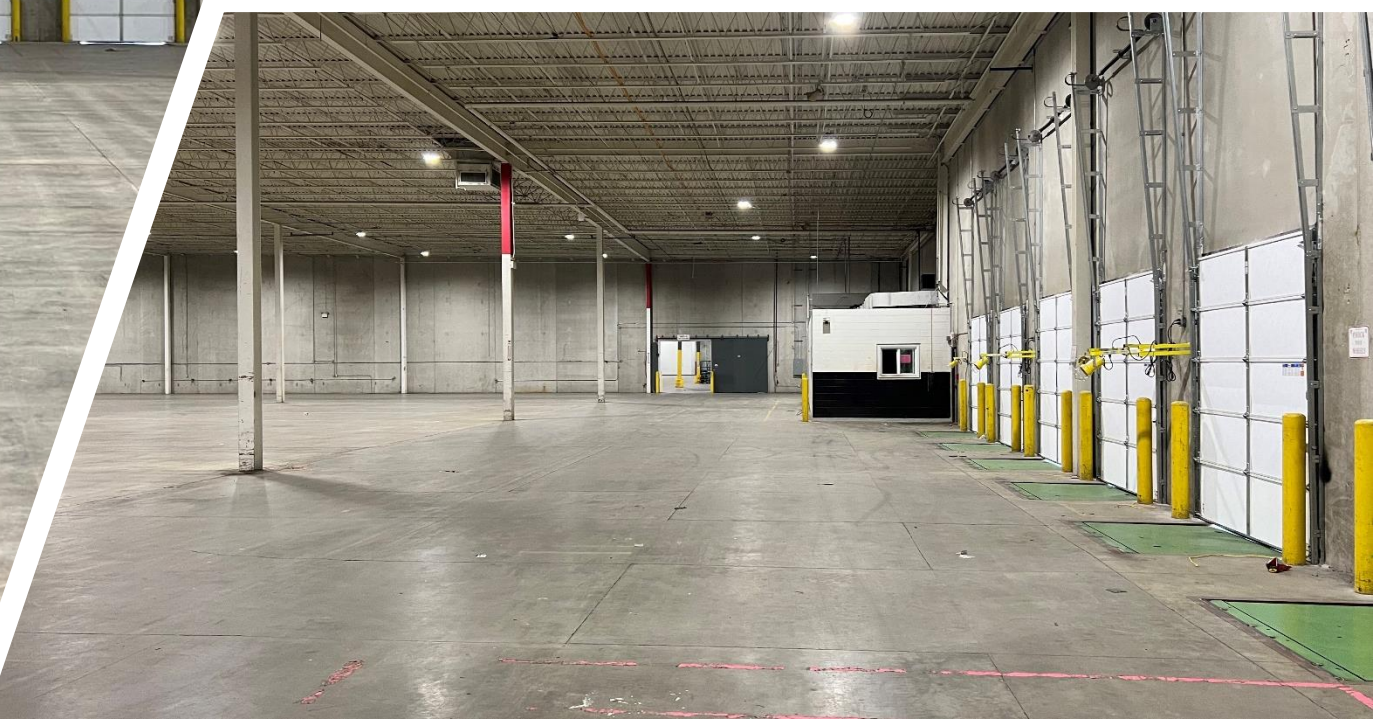
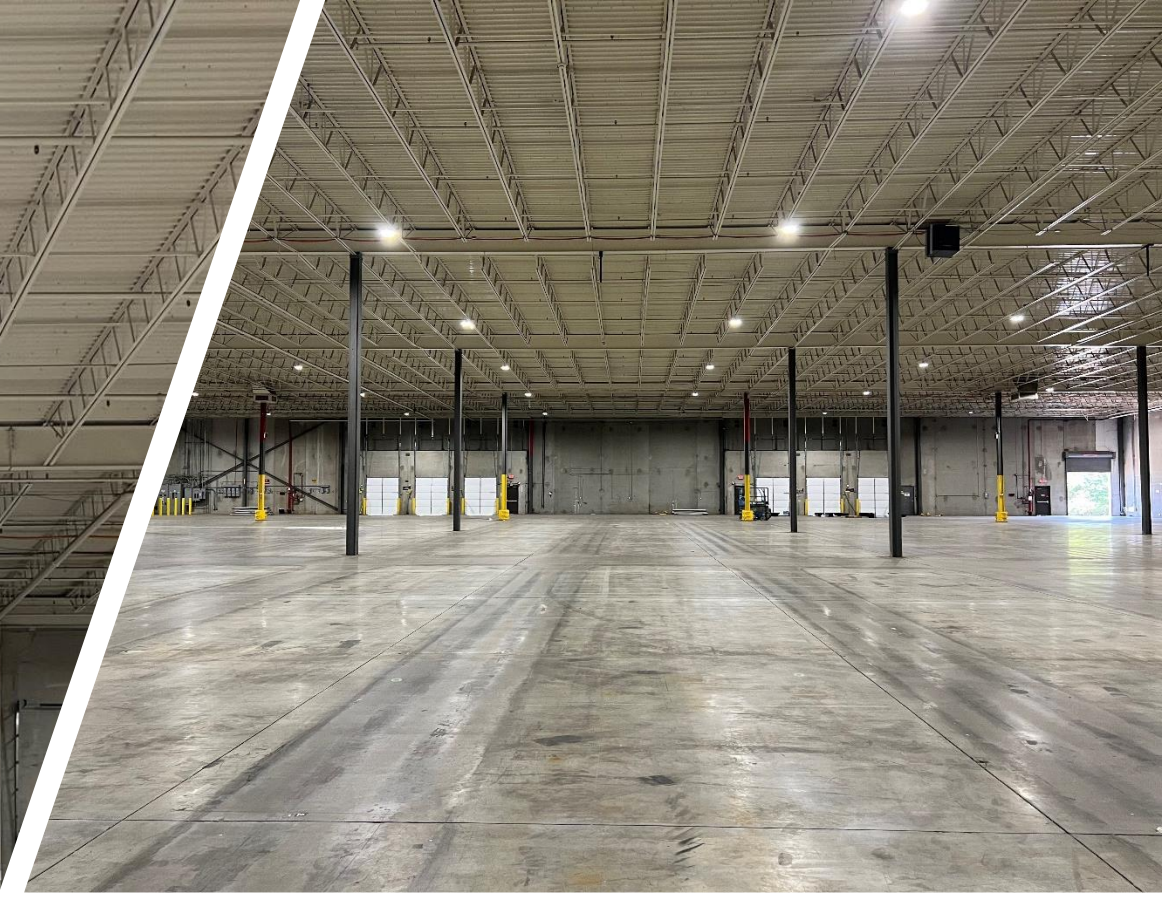
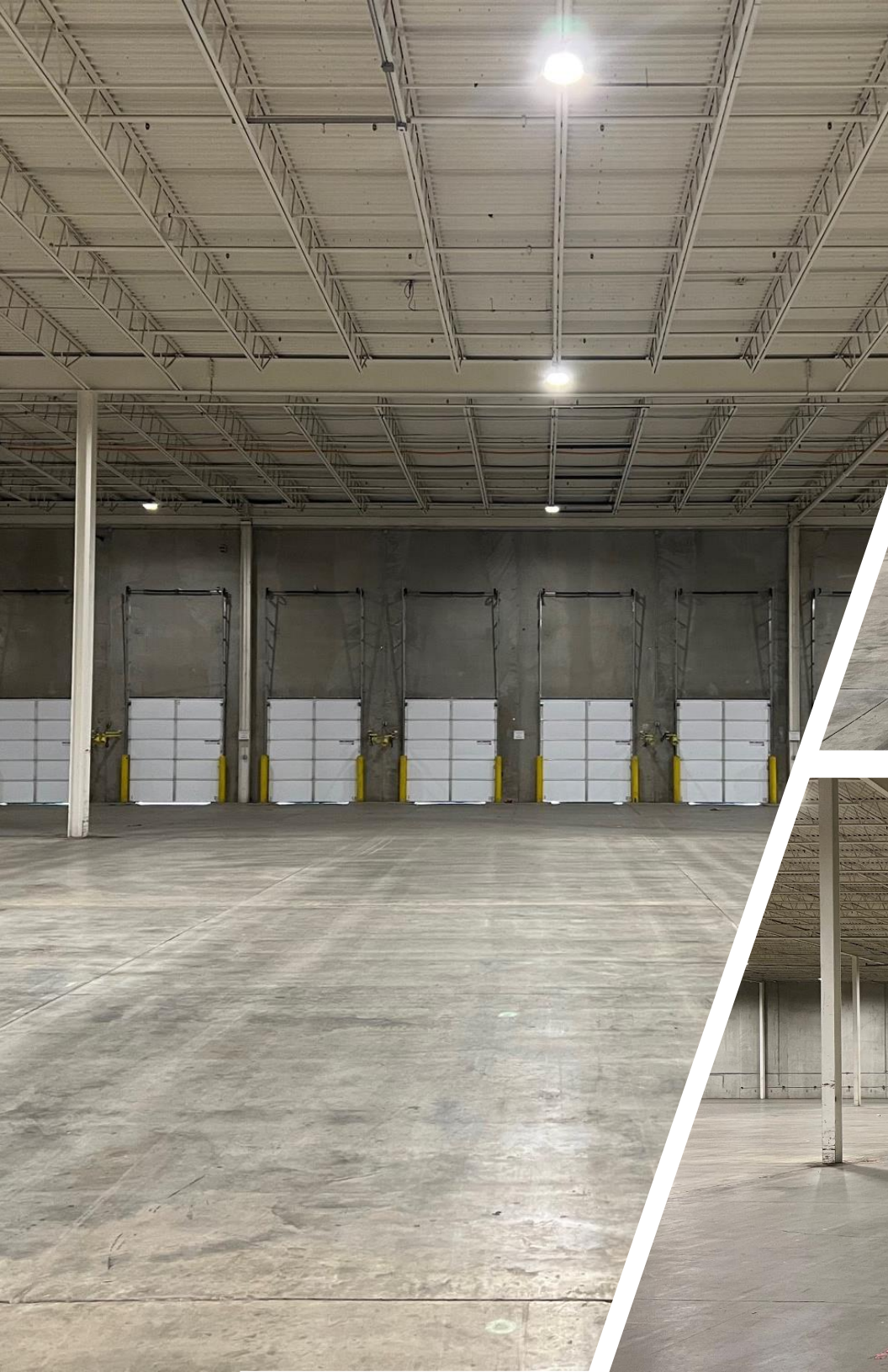
Wells Fargo Center
15 South Main Street, Suite 502
Greenville, SC 29601
www.cushmanwakefield.com

PROPERTY FEATURES

- Expandable
- Interstate Frontage
- Cherokee County Incentives
- Competitive OPEX



Building Size:	±228,503 SF
Main Office:	±4,930 SF
Warehouse Office:	±1,177 SF
Clear Height:	25' - 28'
Dock Doors	16 Dock High Doors with Pit Levers & Seals
Drive-Ins:	2 Ground Level Doors
Lighting:	LED
Auto Parks:	±230 Free Surface Spaces
HVAC:	100% Conditioned
Fire Protection:	Wet Pipe System
Electrical:	Original: 1,600 Amps, 480Y/277, 3 phase, 4 wire Expansion: 3,000 Amps, 480Y/277, 3 phase, 4 wire
Column Spacing:	48' x 48'
Lease Sale Price:	Call Broker for Pricing



EXISTING BUILDING AND POTENTIAL EXPANSION

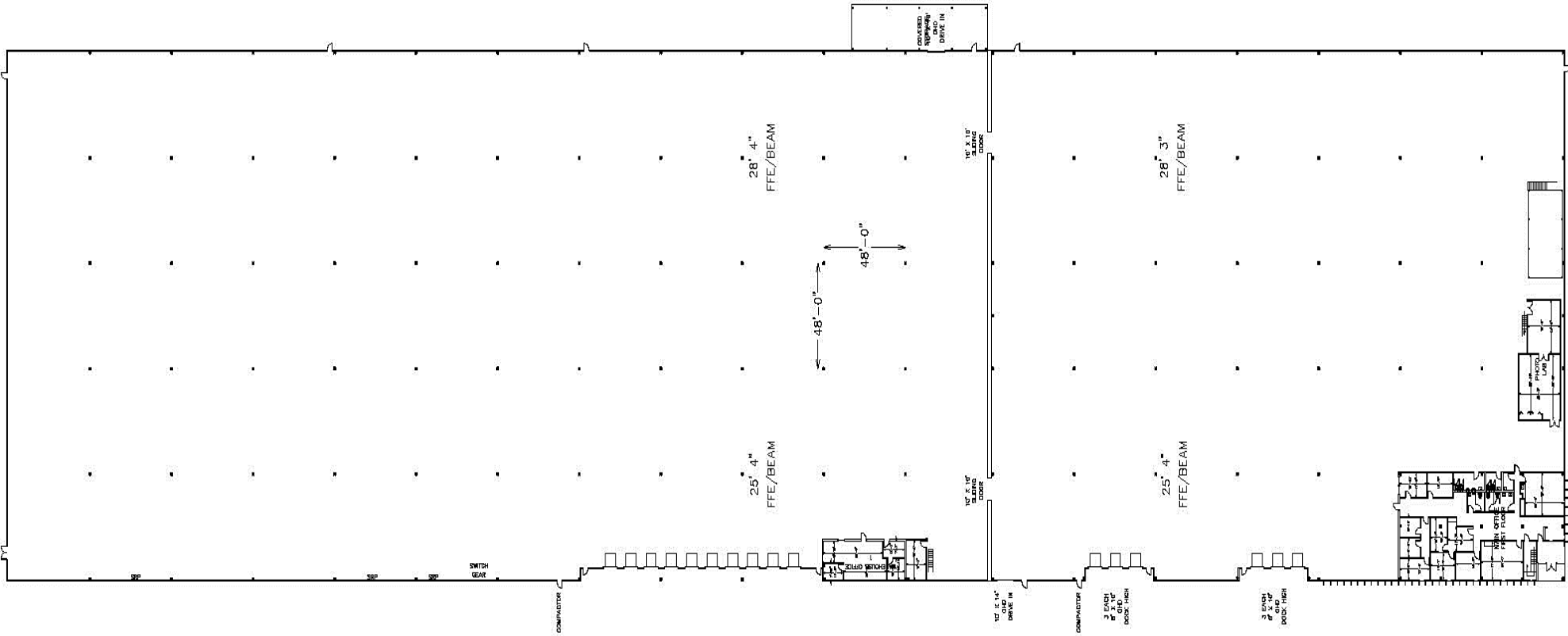


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



CONCEPTUAL SITE PLAN
50 PEACHVIEW BLVD.
CHEROKEE COUNTY, SC
03/03/2024

FLOOR PLAN

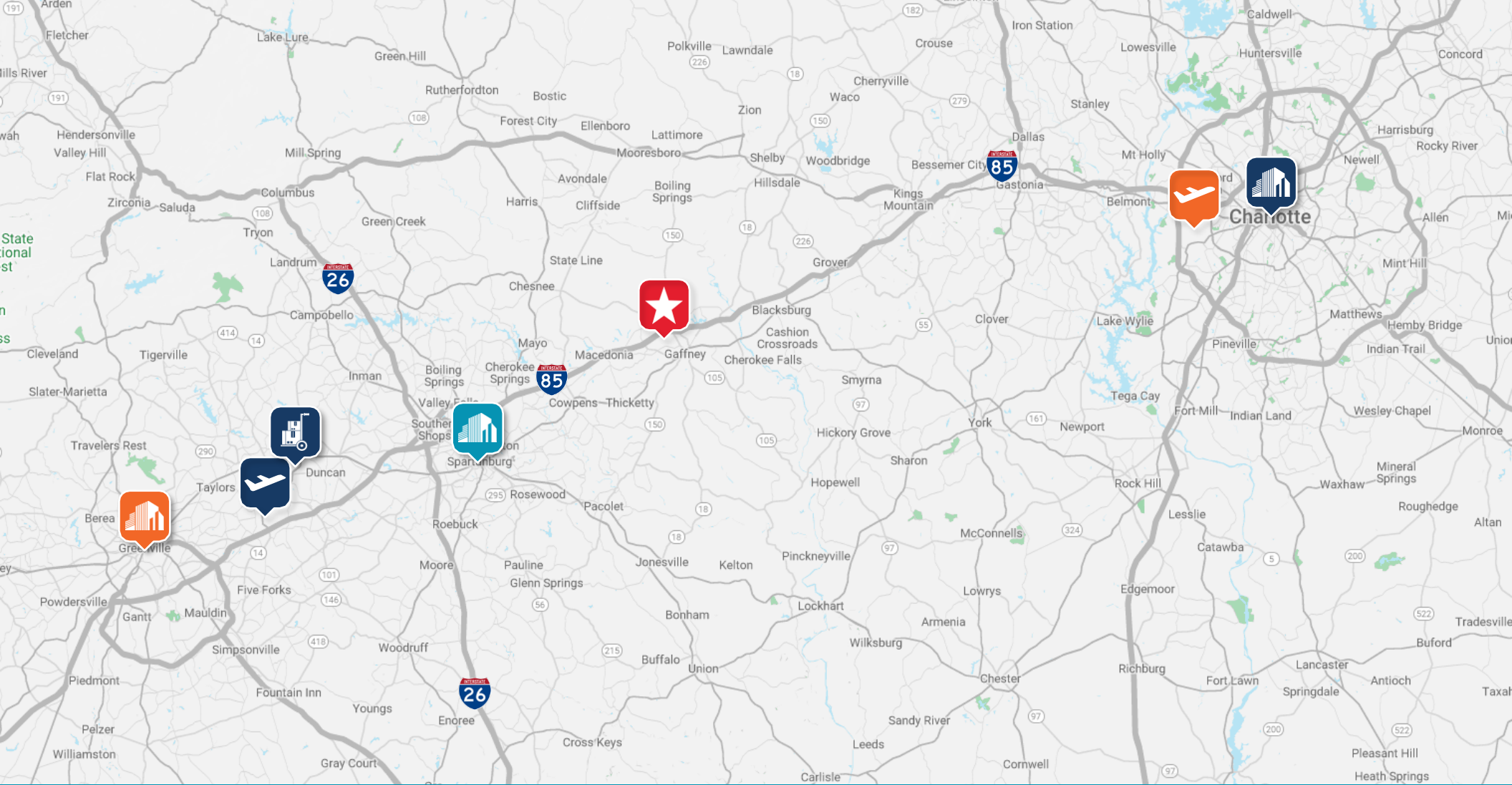


MAIN FLOOR

±228,503 SF

AERIAL







50 PEACHVIEW BLVD., GAFFNEY, SC


DISTANCE AND DRIVE TIME MAP


GREENVILLE

 47.9 MILES
VIA I-85 S


 48 MINS


SPARTANBURG

 20.1 MILES
VIA I-85 S & US-221 S

 27 MINS

CHARLOTTE

 45.2 MILES
VIA I-85 N

 1 HR & 1 MIN



INLAND PORT GREER

 35.4 MILES
VIA I-85 S  41 MINS

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

 36.4 MILES
VIA I-85 S  36 MINS

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

 48.8 MILES
VIA I-85 N  56 MINS



CONTACT

KACIE JACKSON, SIOR
Senior Director
+1 864 370 8193
kacie.jackson@cushwake.com

ELLIOTT FAYSSOUX, SIOR
Senior Director
+1 864 370 8190
elliott.fayssoux@cushwake.com

MATT TREBLE
Executive Managing Director
+1 704 335 4430
matt.treble@cushwake.com