

## FLEX BUILDING FOR SALE

VERY CONVENIENT TO I-385

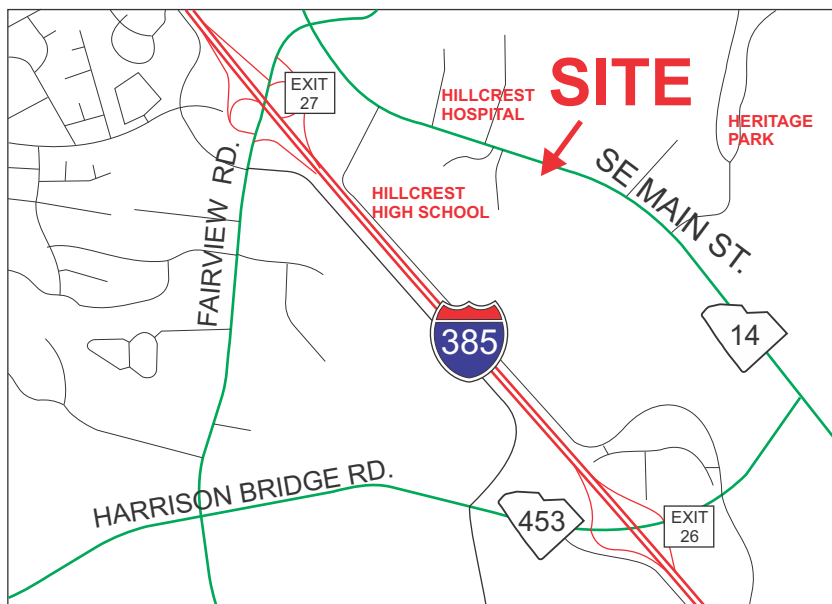
810 SE MAIN STREET (HWY 14), SIMPSONVILLE

7,500+- SF BUILDING ON 3.5+- ACRE PARCEL



1+- MILES FROM I-385/FAIRVIEW  
ROAD INTERCHANGE (EXIT 27)

- 1,000+- SF OFFICE AREA
- 2 DRIVE-IN DOORS (10'X10')
- 3 PHASE POWER
- 3.5+- ACRE PARCEL
- 960+- SF STORAGE BLDG. (40'X24') WITH SINGLE 10'X10' DRIVE-IN DOOR
- AIR COMPRESSOR INCLUDED
- OFFICE FURNITURE INCLUDED
- HOUSE ON PROPERTY WILL BE REMOVED
- 248'+- FRONTAGE ON HWY 14
- ADJACENT TO SIMPSONVILLE CITY LIMITS



TM 0323.01-01-013.02 & 013.04  
GREENVILLE COUNTY ZONING:  
PARCEL 013.02 - ZONED RS  
PARCEL 013.04 - ZONED I1

**\$380,000**

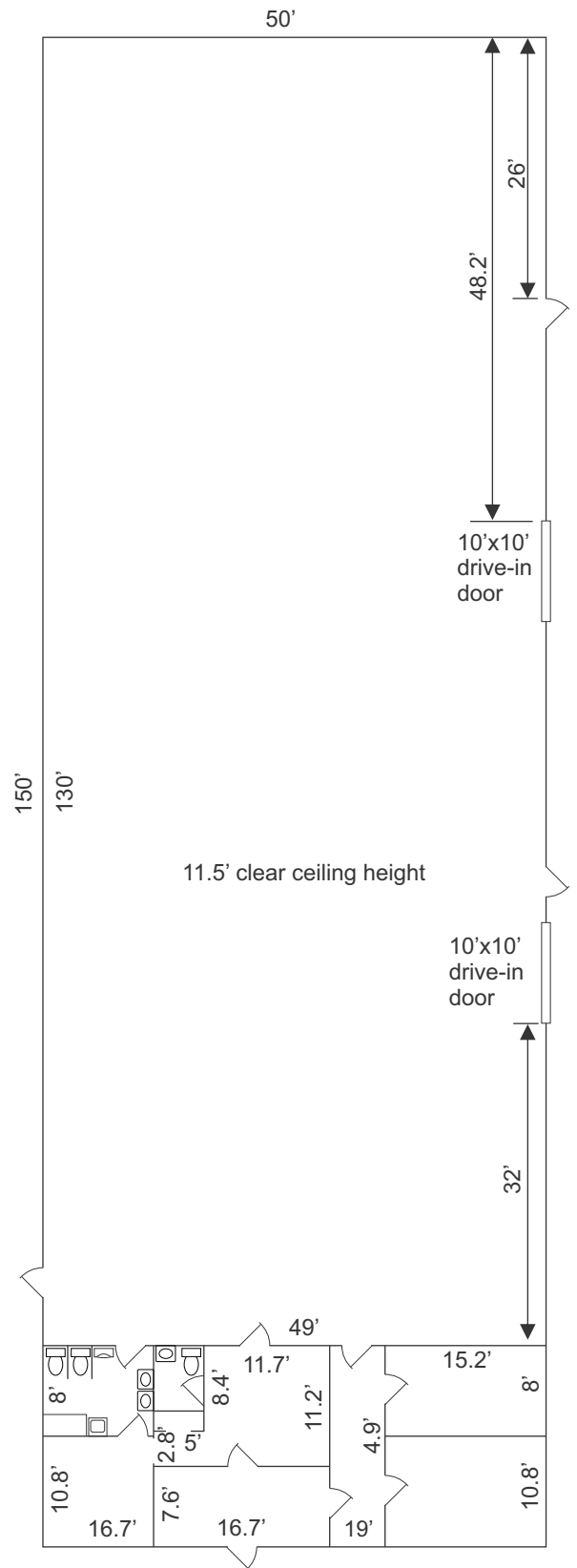
FOR MORE INFORMATION CALL  
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tallender@langston-black.com

**LANGSTON BLACK**  
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[www.langston-black.com](http://www.langston-black.com)



BUILDING IS 50'+- X 150'+-  
 BUILDING HAS PUBLIC  
 WATER, NATURAL GAS  
 AND SEPTIC TANK  
 SYSTEM