

## INCOME PROPERTY FOR SALE

412 SCUFFLETOWN ROAD, SIMPSONVILLE

15,087+- SF FLEX BUILDING

- ZONED GREENVILLE COUNTY S1
- TAX MAP 0548.02-01-030.03

1/2+- MILE FROM WOODRUFF ROAD (HWY 146)

FULLY LEASED - SINGLE TENANT

- 1,700+- SF TWO STORY OFFICE
- 13,387+- SF WAREHOUSE OF WHICH 8,887+- SF IS CONDITIONED
- (2) 10'x10' DRIVE-IN DOORS
- FOUR RESTROOMS
- 1.198+- ACRE PARCEL
- ROOF LESS THAN THREE YEARS OLD

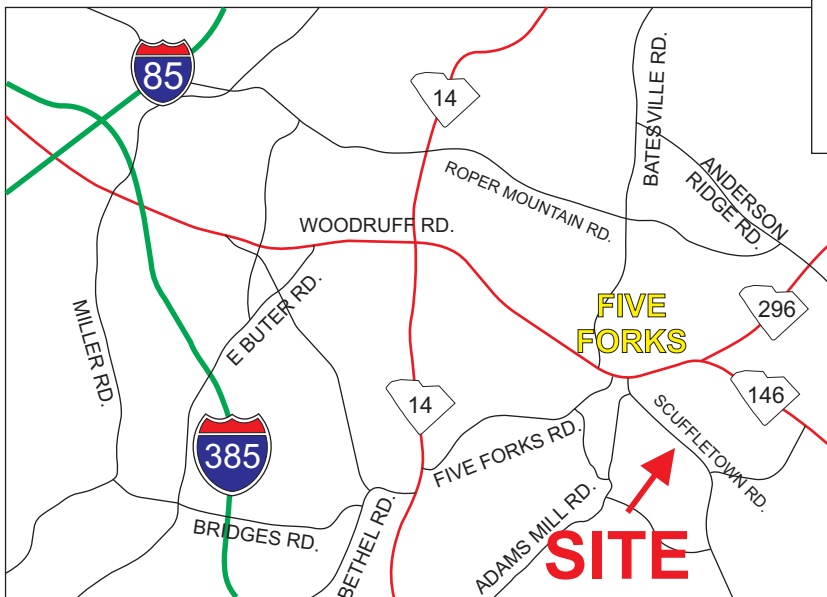
**\$765,000**

FOR MORE INFORMATION, INCLUDING  
INCOME NUMBERS, PLEASE CONTACT  
RICK HAMMETT AT 864-313-9507  
rhammett@langston-black.com

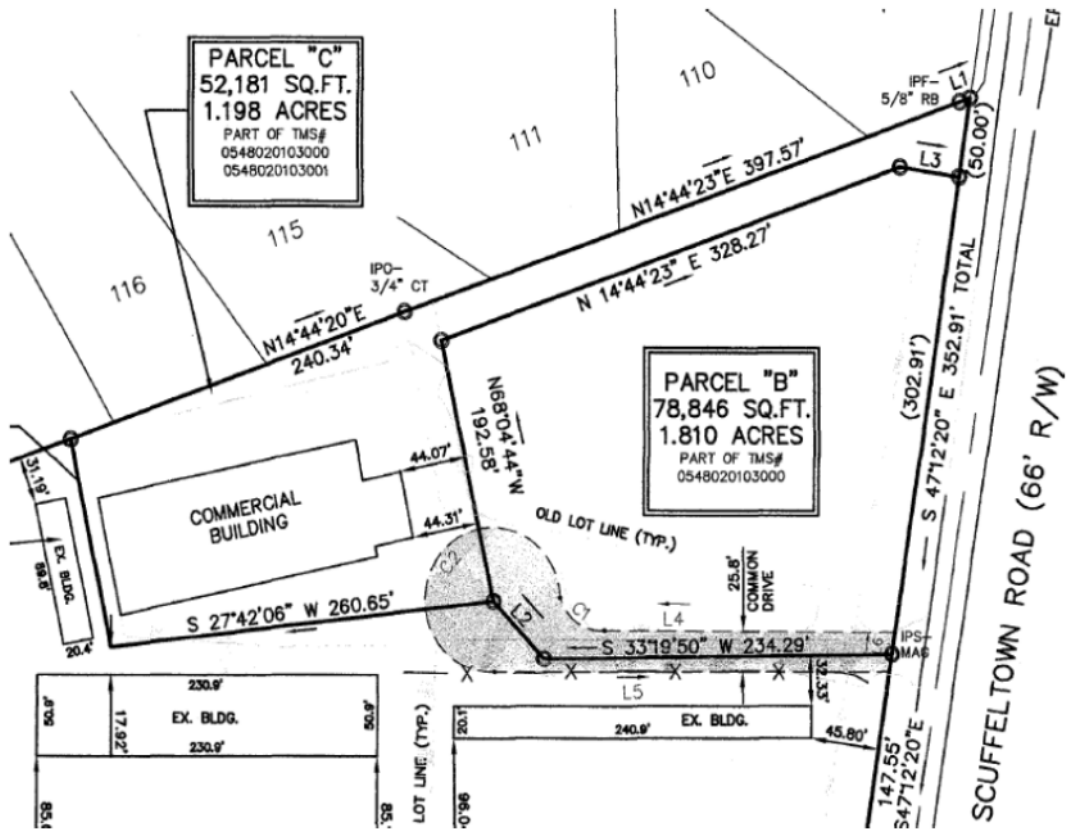
**Langston Black**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

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- 0.5+- MILE FROM WOODRUFF ROAD (HWY 146)
- 1.1+- MILE FROM HWY 296 (S BENNETTS BRIDGE RD)
- 2.5+- MILE FROM HWY 14
- 3.0+- MILE FROM HWY 417









