



FOR SALE OR LEASE

**1687 US HWY 501
CONWAY, SC 29526**

±61,000 SF COLD STORAGE FACILITY

WITH 2 AC FENCED IN YARD SPACE/TRAILER PARKING

Temperature Controlled Warehouse

±20,000 SF Freezer Space

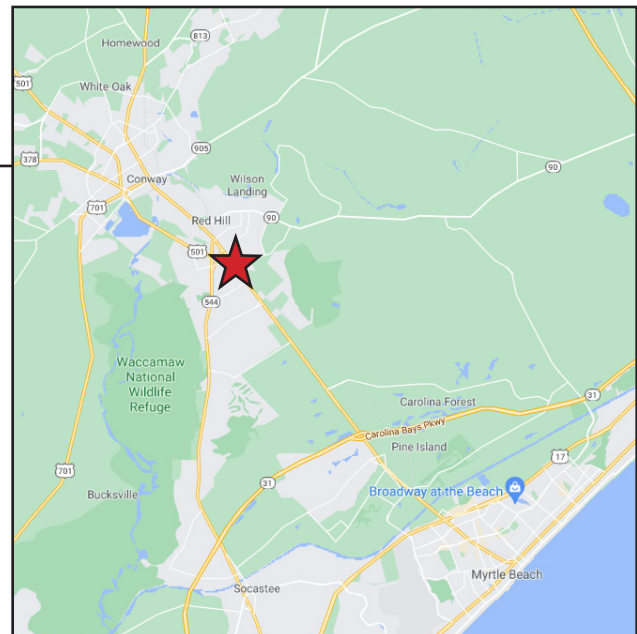
±38,000 SF Dry Storage

2 Rail Docks

2 Cooler Docks

5 Dry Storage Docks

Overflow Employee Parking Lot



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Property Specifications



Total SF	±61,000 SF
Acreage	Parcel 1 - 4.99 AC Parcel 2 - 0.44 AC
Railroad Access	CSX
Clear Height	19 - 24'
Loading	5 Dry Storage Docks 2 Cooler Docks 2 Rail Docks
Additional	New LED Lights Updated Sprinkler New 60mil TPO Roof
Lease Rate	\$6.00/SF NNN \$1.18/SF Taxes and Insurance
Sale Price	\$6,300,000

