



Colliers

Move-In Ready Industrial Buildings Available **For Sale or Lease**

5965 US Hwy 221 | Roebuck, SC

±76K SF Total

Contact Broker for Pricing

Contacts:

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Specification	Building 1		Building 2		Building 3	
Building SF Breakdown	Warehouse	±26,500 SF	Warehouse	±20,000 SF	Warehouse	±18,000 SF
	Office	±3,500 SF	Office/Lab	±7,000 SF	Office	±500 SF
			Mezzanine	±1,100 SF		
Clear Height	12' - 14'		28' - 30'		14' - 16'	
Dock Doors	2		2		2	
Drive-In Doors	2		1 (12' x 14')		1 (10' x 12')	
Restrooms	4		4		4	
Auto Parking	±35 spaces		±50 spaces		±50 spaces	
Additional Notes	Locker room, breakroom		100% sprinkled		Fenced storage in rear	



Total Availability: $\pm 76K$ SF



$\pm 183,936$
Total daytime
population within
10-miles (2025)



US Hwy 221
visibility
 $\pm 19,200$ VPD
(2025)

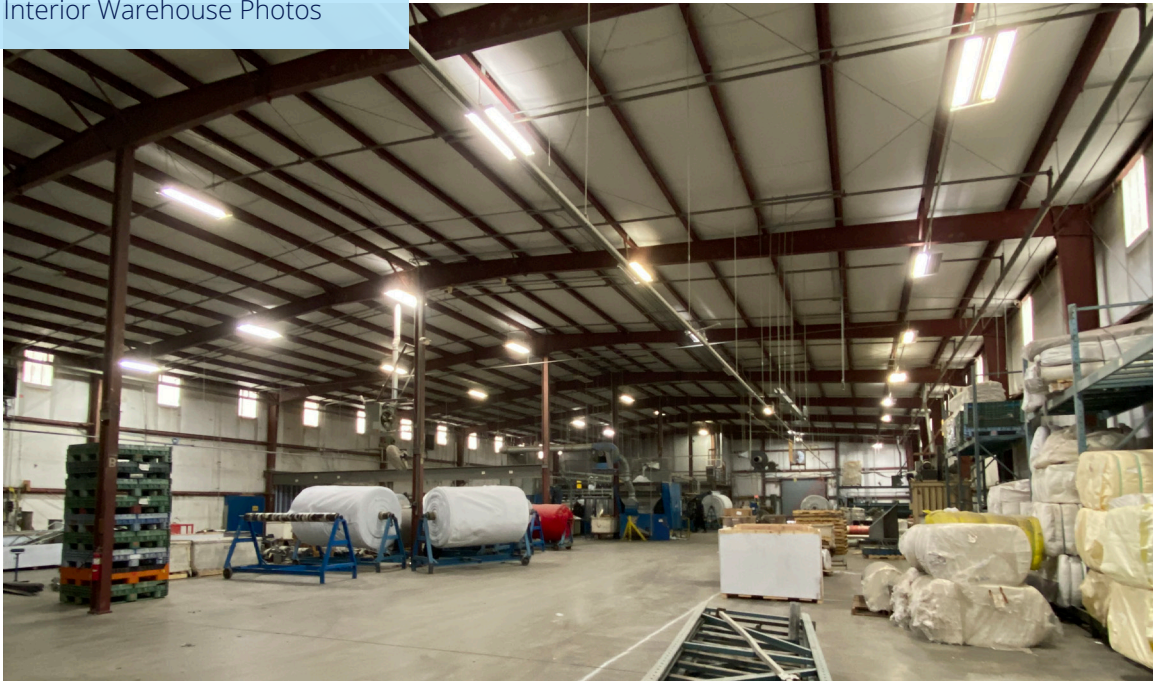


Located in growing
industrial corridor
< 1 mile from I-26

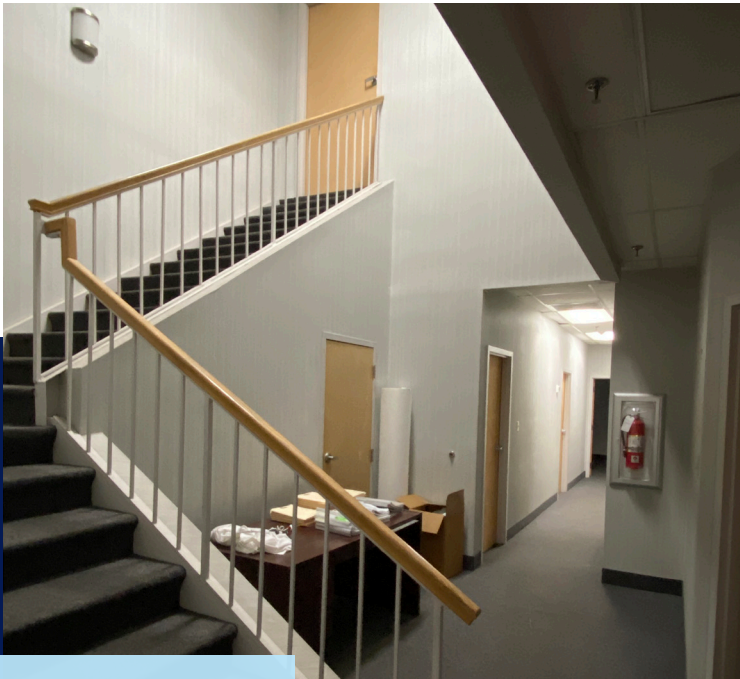


Most competitive
lease rates for
surrounding area

Interior Warehouse Photos



Conference Room



Staircase



Kitchen Space

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Key Distances

I-26 (Exit 28)	Less than 1 mile
I-85	±13 miles
Spartanburg, SC	±8 miles
GSP Int'l Airport	±18 miles
Gaffney, SC	±34 miles
Charlotte, NC	±88 miles
Charlotte Douglas Airport	±77 miles

BMW	±16 miles
Inland Port Greer	±17 miles
FedEx	±13 miles
UPS	±28 miles
Adidas	±12 miles
Amazon	±14 miles
Michelin HQ	±21 miles



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