



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)

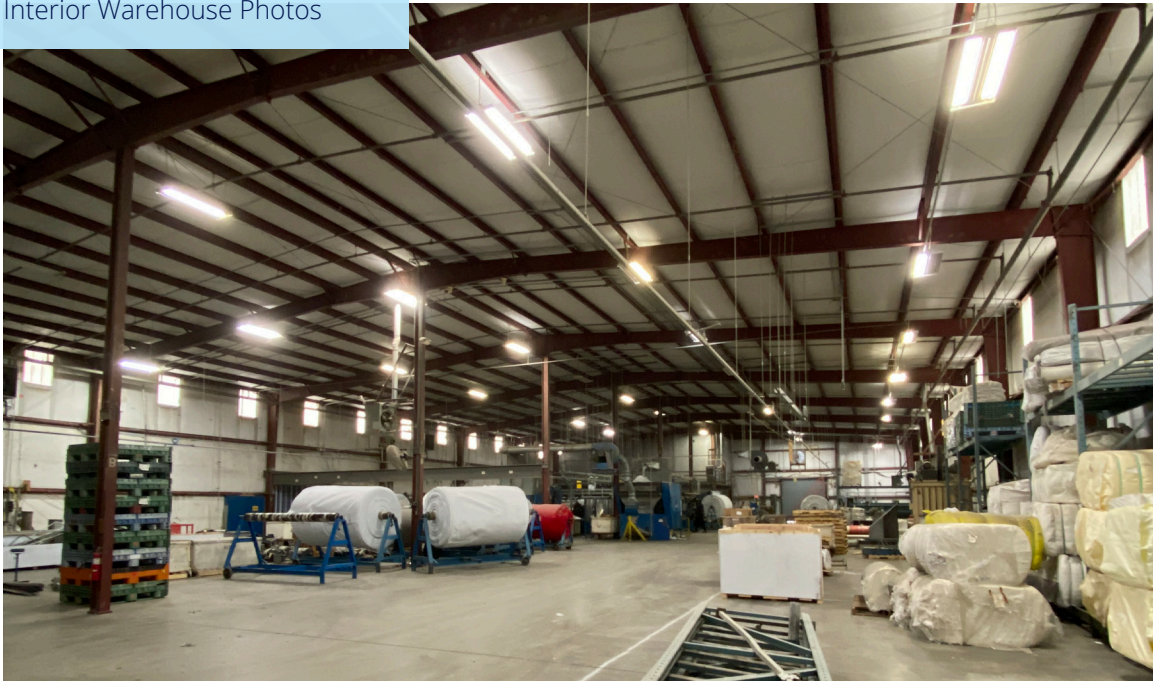


Located in growing  
industrial corridor  
**< 1 mile from I-26**

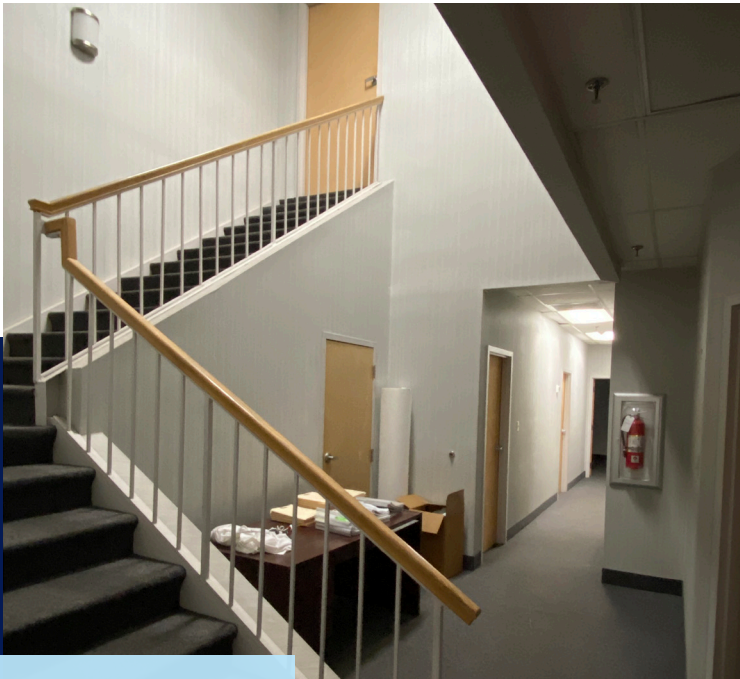


**Most competitive**  
lease rates for  
surrounding area

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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