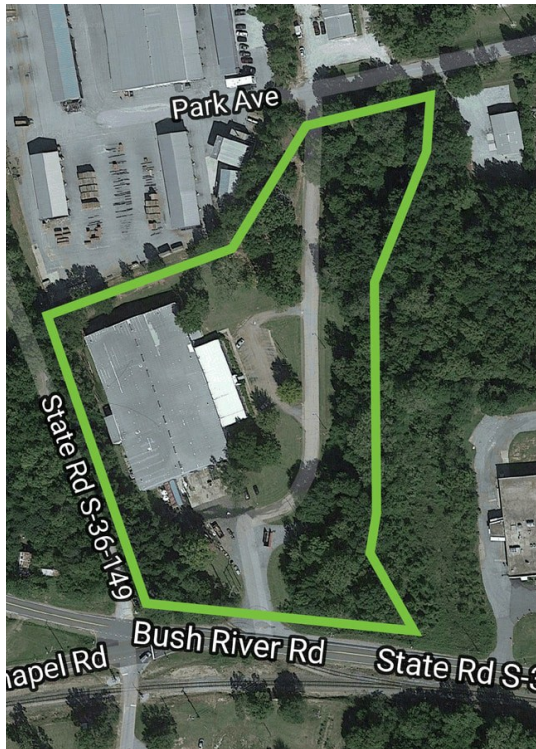




200 Park Ave

200 Park Ave, Newberry, SC 29108



Elizabeth Hinshaw

Hiparr LLC

200 Park Ave, Newberry, SC 29108

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(803) 730-6676



200 Park Ave Newberry, SC

\$5.50 /SF/YR

This Class C single-tenant industrial warehouse, built in 1985, offers 46,459 SF of rentable building area.

Situated on 6.5 acres of industrial-zoned land, the property features reinforced concrete construction, 24 FT clear height, and 24 FT x 45 FT column spacing - ideal for efficient storage and operations.

Key features include:

Heavy power capacity
3 external docks and drive-in access
Rail access for enhanced logistics
30 parking spaces (0.65 ratio)
Sprinkler system (type not specified)

- Fully sprinkled
- 5000 SF Office Space
- Room on Property to Expand
- Private Road out Front



Rental Rate:	\$5.50 /SF/YR
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Property Type:	Industrial
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Property Subtype:	Warehouse
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Rentable Building Area:	46,459 SF
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Year Built:	1985
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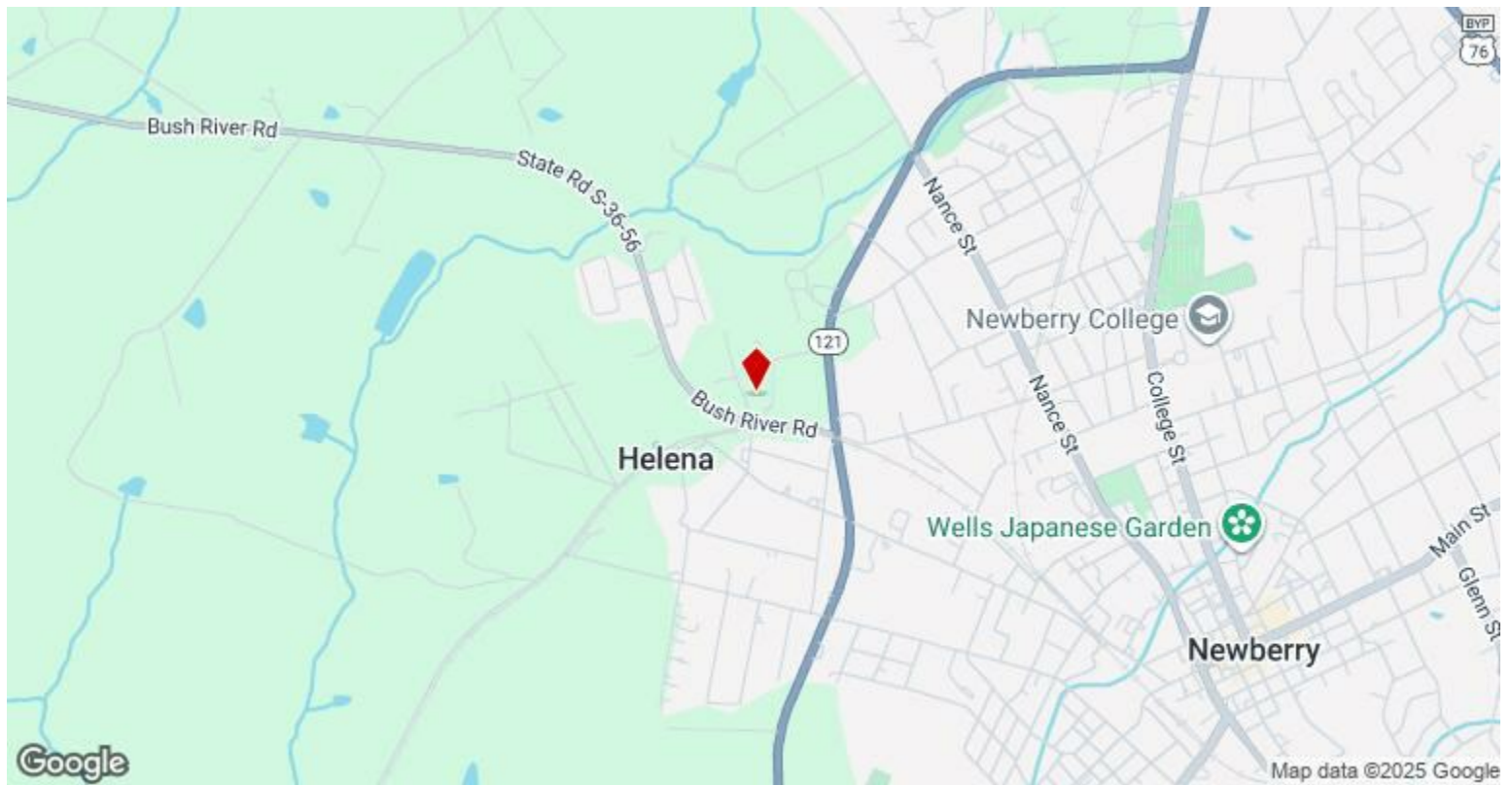
Rental Rate Mo:	\$0.46 /SF/MO
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1

1st Floor

Space Available	46,459 SF
Rental Rate	\$5.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	5,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 10 Years

Construction detail(metal and reinforced concrete)



200 Park Ave, Newberry, SC 29108

This Class C single-tenant industrial warehouse, built in 1985, offers 46,459 SF of rentable building area on a single floor, with a matching typical floor size. Situated on 6.5 acres of industrial-zoned land, the property features reinforced concrete construction, 24 FT clear height, and 24 FT x 45 FT column spacing, ideal for efficient storage and operations.

Key features include:

- Heavy power capacity
- 3 external docks and drive-in access
- Rail access for enhanced logistics
- 30 parking spaces (0.65 ratio)
- Sprinkler system (type not specified)
- No cross docks or levelators
- No elevators or cranes specified

Recently renovated (details not provided), this facility is well-suited for warehousing, distribution, or light manufacturing. Its strategic layout and infrastructure support high-volume throughput and operational flexibility.

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo