

Located in an Opportunity Zone!

# 226 HYATT STREET (HWY 105)

Gaffney, SC

**FOR SALE: \$1,495,000**

**8.34% Estimated Cap**



## INVESTMENT OPPORTUNITY

### FEATURES

- +/-33,241 SF industrial warehouse facility with +/-4.86 acres of prime industrial land. Additional 5.30 acres available (call for pricing)
- This property is leased to Hess America until March 31st, 2022.
- Perfect for investors looking for quality real estate with steady income in a growing industrial market.
- Conveniently located right off the booming I-85 corridor, providing easy access to destinations in any direction.
- The property has heavy power, 100% HVAC, good ceiling heights, 5 dock doors, large fenced laydown yard and many other amenities that make this property an excellent value at the listed price.



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