

FOR SALE

3546 Centre Circle, Fort Mill, SC

+/- 6,810 SF Crane Served Fabrication Facility



- **+/- 6,810 square feet**
 - +/- 810 square foot front office
- **24'-26' clear height**
- **20-Ton and 10-Ton Bridge Cranes**
 - 19' under hook (20-Ton) and 15' under hook (10-Ton)
 - Additional ½ ton jib crane
- **Welding jib system**
 - Keeps fabrication floor clear
- **Oversized Drive-In Doors**
 - 16' x 16' and 14' x 12'
 - All electric openers
- **Inside Dock Well plus Outside Loading Dock**
 - 18' x 14' Door and Crane Service for Dock Well



\$975,000

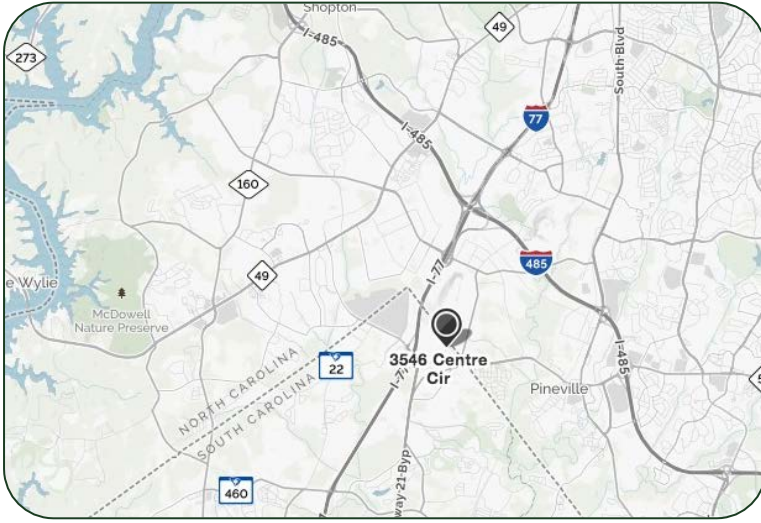
All provided information is believed to be accurate however, buyer must verify.

PURSER
INDUSTRIAL PROPERTIES, LLC

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- **+/- 1.1 Acres**
 - +/- Fenced Yard with rolling gate
 - Zoned UD
- **Outside Loading Dock**
- **Fast Access to I-77 and I-485**
- **Mezzanine storage with elevator access**

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