

FOR LEASE

±15,000 SF | INDUSTRIAL

56 BROOKFIELD OAKS DRIVE, GREENVILLE, SC 29607

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



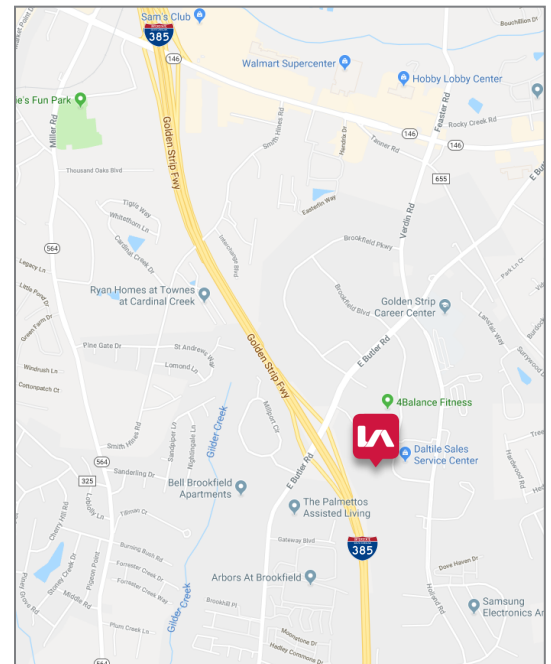
LISTING DATA

BUILDING SIZE: ±30,000 SF
AVAILABLE SPACE: ±15,000 SF
ZONING: S-1; SERVICES
COUNTY: GREENVILLE
CITY LIMITS: YES; CITY OF MAULDIN
TAX MAP #: 0546010100300
FEATURES:

- Located off Butler Road on Brookfield Oaks Drive
- Minutes from I-385 and Woodruff Road
- New construction delivered Q4 2018
- Class A flex space
- Build to suit office
- 55 free surface parking spaces (1.83/1,000)
- 24' clear height

ECONOMIC DATA

REDUCED LEASE RATE: \$7.95 / SF (NNN)



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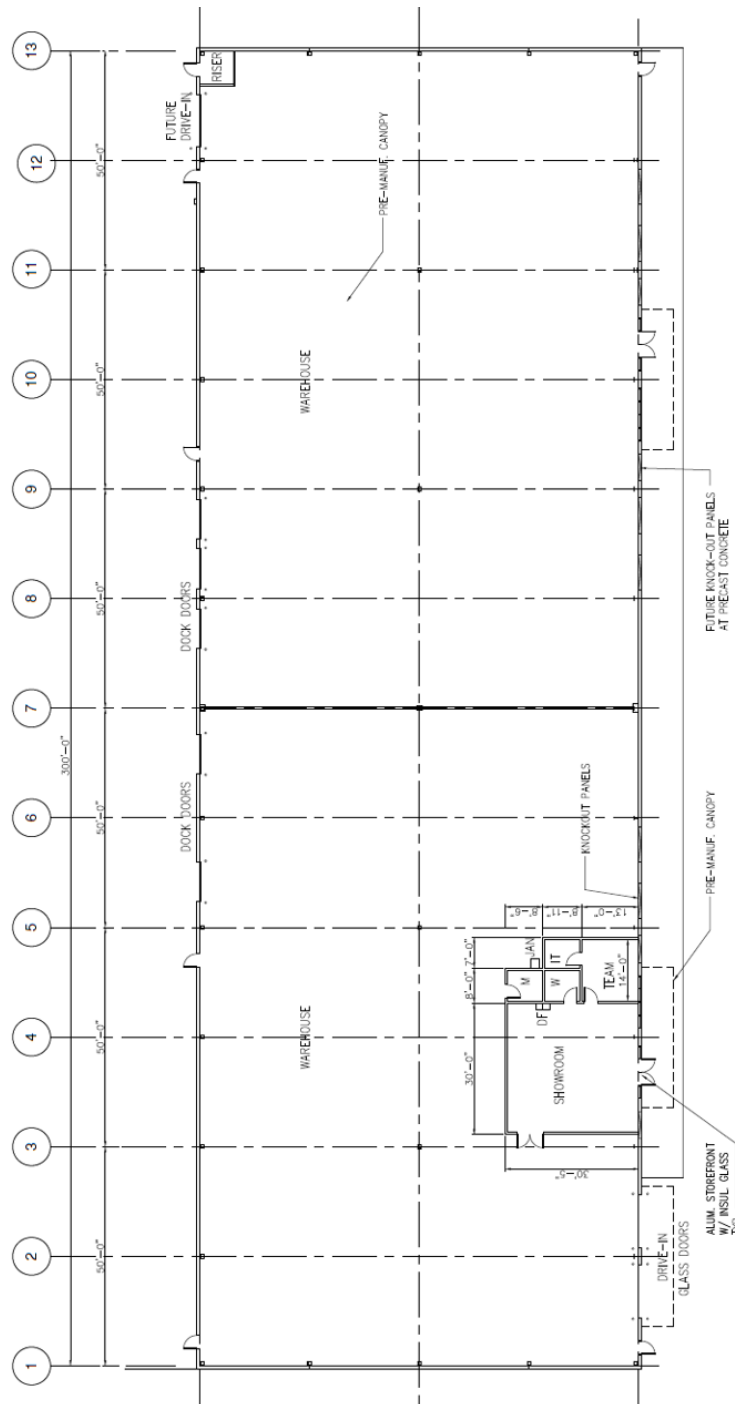
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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY DETAILS

PROPERTY NAME:	Brookfield South	SIGNAGE:	Building
PROPERTY DESCRIPTION:	Class A, Flex Space	FLOORS:	6" concrete slab; 4,000 PSI
PROPERTY ADDRESS:	Brookfield Oaks Drive	LIGHTING:	LED
TAX MAP #:	0546010100300	LOADING:	3 DHD (9' x 10') DID Available
OFFICE:	BUILD TO SUIT	COLUMN SPACING:	50' x 50'
BUILDING DIMENSIONS:	300' x 100'	BAY SIZE:	5,000 SF
BUILDING SHAPE:	Rectangular	PARKING:	55 free surface parking spaces (1.83/1,000)
YEAR BUILT:	2018	TRUCK COURT:	130'
LOT SIZE:	4.1 AC	GAS:	Piedmont Natural Gas
LOT DETAILS:	Generally flat	WATER:	Greenville Water System
CONSTRUCTION:	Pre-Cast	SEWER:	City of Mauldin
CONDITION:	Excellent	POWER:	Duke Energy 3 Phase 400 Amps 120/208 Volts
ZONING:	S-1; Services	PHONE/DATA:	Spectrum Fiber
CITY LIMITS:	Yes; City of Mauldin	HEAT:	Gas suspended heaters
COUNTY:	Greenville	SPRINKLERS:	100% ESFR
CEILING HEIGHT:	24' clear height	AIRPORT:	GSP International Airport
ROOF:	TPO Insulated		



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