

For Sale or Lease

## 58,951 SF

Office/Warehouse

Greenville, South Carolina

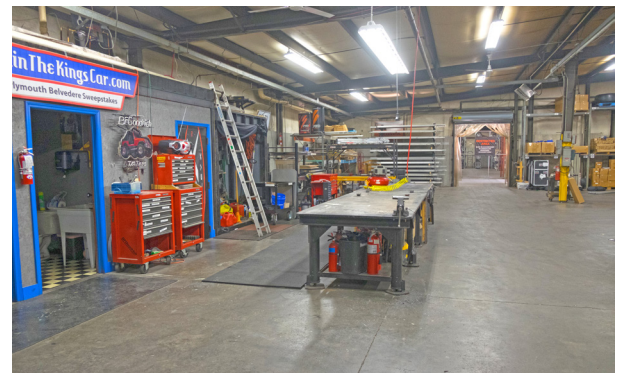


## 2 Task Industrial Court

Greenville, SC 29607

### Property Details

- Two (2) office/warehouse buildings containing a total of 58,951± SF - First warehouse 100% conditioned
- Site offers multiple accesses via Woodruff Road with easy routes to I-385, I-85, Simpsonville/Mauldin, Downtown Greenville and GSP Airport
- Formerly occupied by Jackson Marketing & Motorsports
- Location contributed to company success and encouraged Jackson to double in size and therefore, have relocated
- Great mixture of Class A and Class B offices (see reverse for layout)
- Owner willing to **subdivide** for **lease or sale** - see areas highlighted and color-coded on attached floor plan
- Sale Price: **\$3,990,000 Total**  
Front Building: **\$2,425,000**  
Rear Building: **\$1,565,000**
- Lease Rate: **\$8.95/SF NNN**



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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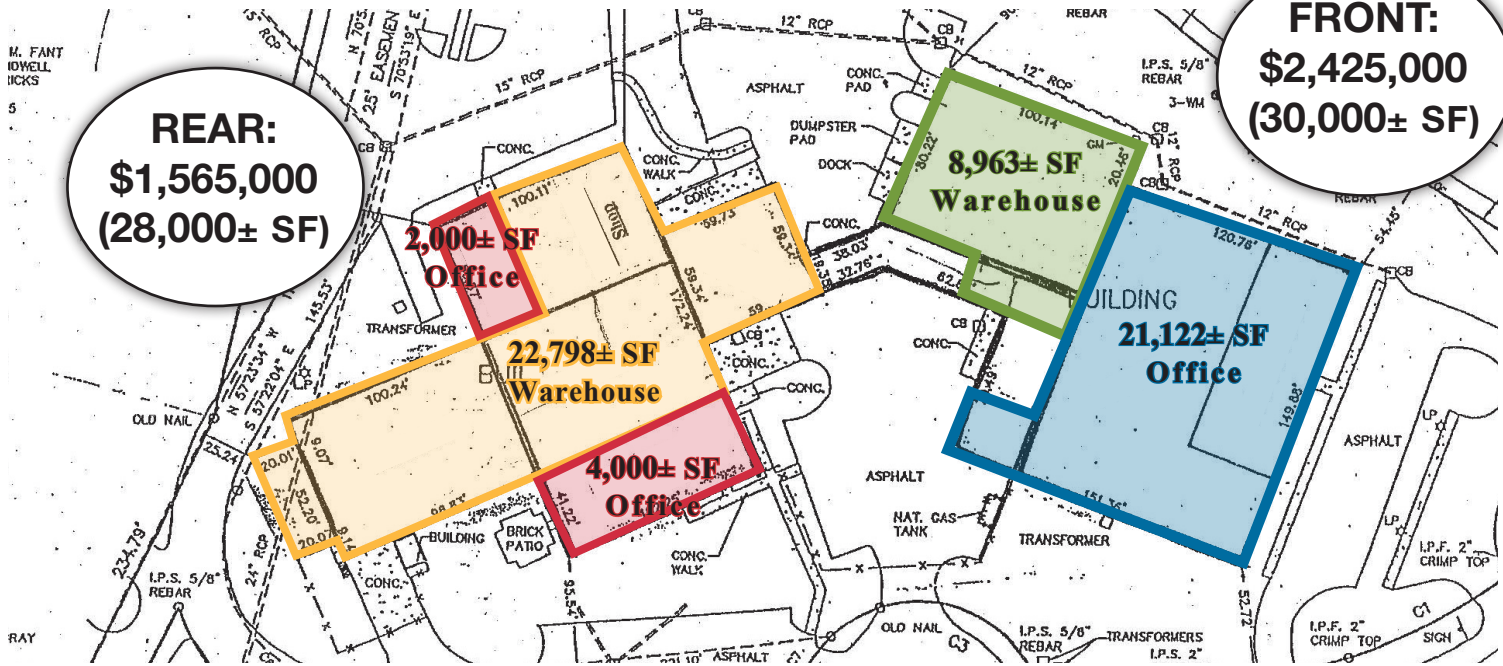
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 58,951 SF Office/Warehouse  
 Greenville, SC



**MEROVAN**  
 1200 WOODRUFF RD  
 GREENVILLE, SC 29607  
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**REAR:**  
**\$1,565,000**  
**(28,000± SF)**

**FRONT:**  
**\$2,425,000**  
**(30,000± SF)**



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