



## Beechtree Business Park

50 Beechtree Boulevard, Greenville, SC 29605

### Property Features

- Manufacturing, distribution and/or warehousing facility
- Total Building: ±243,500 SF
- Office: ±18,000 SF
- Warehouse: ±223,500 SF  
(Section A ±132,000 SF; Section B ±91,500 SF)
- Zoning: I-1, Greenville County
- Acreage: ±33.6 Acres
- Located in Beechtree Industrial Park
- ±4 miles from I-85
- ±16 miles from GSP International Airport
- ±20 miles from the SC Inland Port



SALE PRICE: **\$8,571,200**

LOT SIZE: **33.6 Acres**

BUILDING SIZE: **243,500 SF**

### For more information:

**Hunter Garrett, CCIM, SIOR**

864 232 9040 x5934 • hgarrett@naiearlefurman.com

**John Staunton**

864 232 9040 x5990 • john@naiearlefurman.com

**Parks McLeod**

864 232 9040 x5972 • pmcleod@naiearlefurman.com

# For Sale

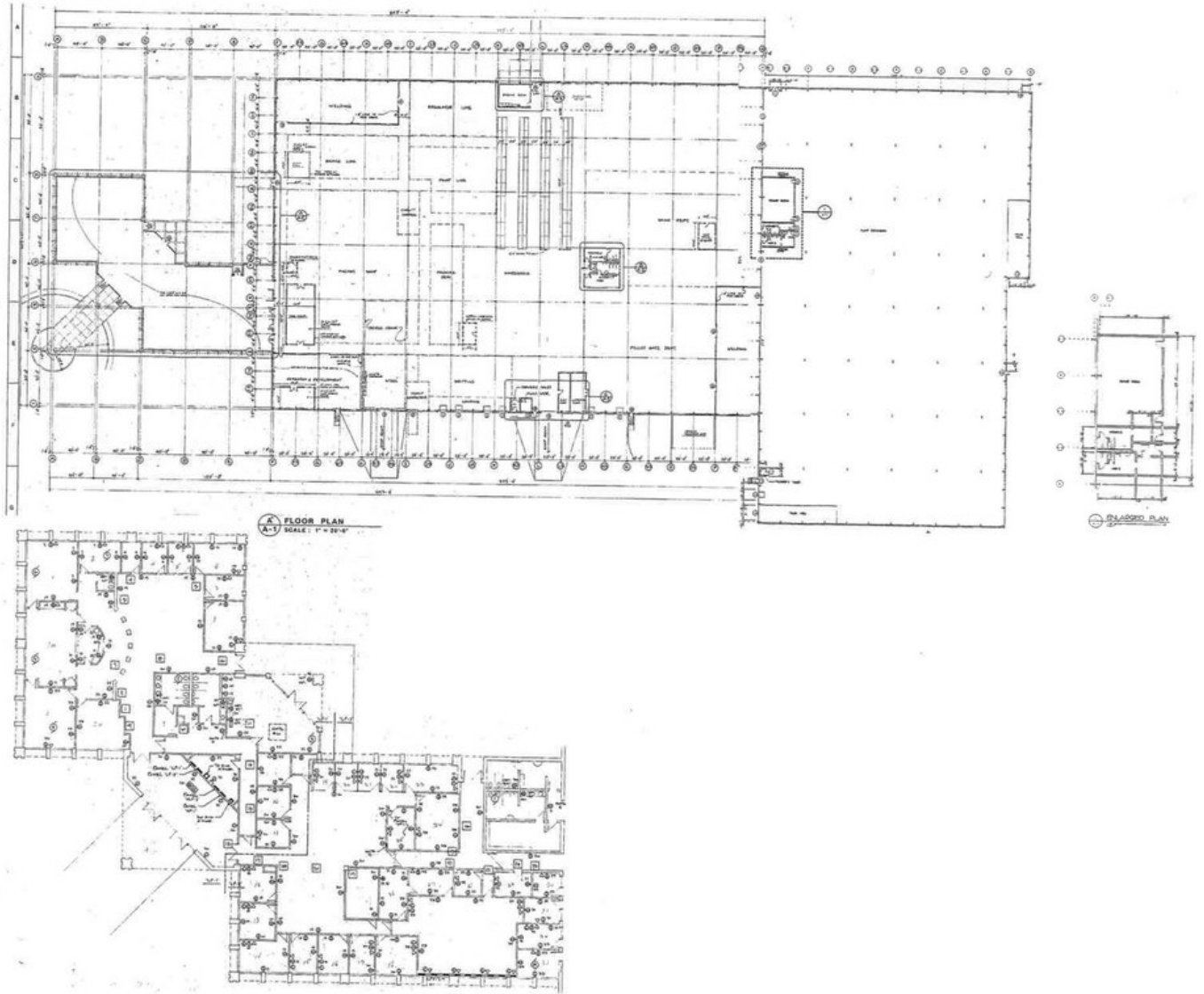
## Beechtree Business Park

Property Details	
<b>Property Description:</b>	Class B - 2 <sup>nd</sup> generation manufacturing, distribution and/or warehousing facility
<b>Property Address:</b>	50 Beechtree Blvd, Greenville, SC
<b>Tax Map #:</b>	0406000100407
<b>Year Built:</b>	1992
<b>Project size (Total):</b>	±243,500 SF
<b>Office:</b>	±18,000 SF
<b>Warehouse:</b>	±223,500 SF (Section A ±132,000 SF; Section B ±91,500 SF)
<b>Building Dimensions:</b>	Approximately 880' x 400'
<b>Expandable:</b>	Possible, (2) detached pads
<b>Lot Size:</b>	±33.6 Acres
<b>Lot Topography:</b>	Sloping terrain
<b>Construction:</b>	Masonry wall and steel girder construction
<b>Condition:</b>	Good
<b>Zoning:</b>	I-1
<b>City Limits:</b>	No
<b>County:</b>	Greenville
<b>Ceiling Heights:</b>	23'
<b>Column Type:</b>	Steel
<b>Column Spacing:</b>	50' x 40'
<b>Roof:</b>	TPO membrane (warehouse roof replaced in 2016, and office roof replaced in 2016)
<b>Floors:</b>	6" reinforced concrete
<b>Walls:</b>	Masonry wall and steel girder construction
<b>Lighting:</b>	T-5 fixtures
<b>Heat:</b>	100% conditioned
<b>Air-conditioning:</b>	100% conditioned
<b>Sprinklers:</b>	Wet system (.21 density/2,000 SF design area discharge)
<b>Ventilation:</b>	Fans
<b>Airport:</b>	GSP International Airport
<b>Loading:</b>	3 drive-in doors & 8 dock high doors
<b>Parking:</b>	300 spaces (1.23 per 1,000)
<b>Rail Access:</b>	No
<b>Cranes:</b>	(3) 10 Ton - 40' wide bay
Utilities	
<b>Gas:</b>	Piedmont Natural Gas - 4" main
<b>Water:</b>	City of Greenville - 12" Main
<b>Sewer:</b>	City of Greenville - 15" Main
<b>Power:</b>	Duke Energy - 480Y/277V (3-Phase)

For Sale  
Beechtree Business Park



# For Sale Beechtree Business Park



# For Sale Beechtree Business Park

