

FOR LEASE

±10,000 SF | INDUSTRIAL

130 BLAKELY ROAD, SIMPSONVILLE, SC 29680



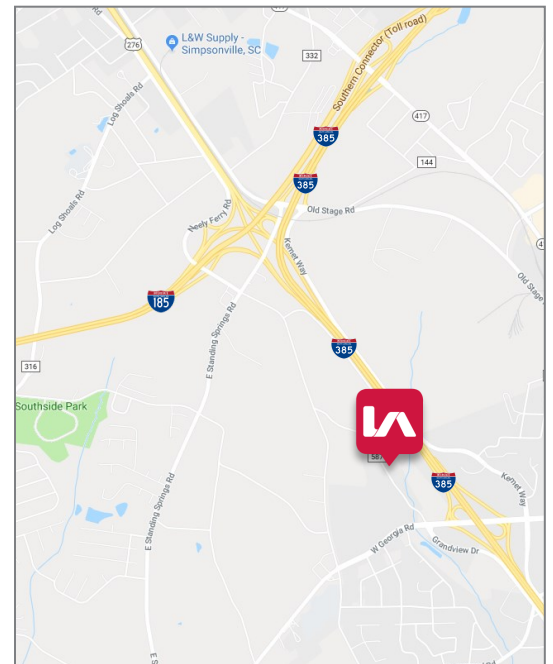
## LISTING DATA

**BUILDING SIZE:** ±10,000 SF  
**OFFICE:** ±1,430 SF  
**WAREHOUSE:** ±8,570 SF  
**ZONING:** B-I; CITY OF SIMPSONVILLE  
**COUNTY:** GREENVILLE  
**CITY LIMITS:** YES; CITY OF SIMPSONVILLE  
**TAX MAP #:** 0305000100205  
**FEATURES:**

- Located off Blakely Road less than ±0.5 miles to I-385
- Thirteen (13) free surface paved spaces
- Ceiling height: 16.8' - 21.2'
- One (1) DHD / Two (2) GLD
- ±650 SF of fully air-conditioned warehouse
- All utilities available
- 100% sprinkled
- Available April 1<sup>st</sup>, 2019

## ECONOMIC DATA

**LEASE RATE:** \$6.25 / SF (NNN)



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## PROPERTY DETAILS

PROPERTY DESCRIPTION:	Single-tenant, office / warehouse building	ROOF:	Metal
PROPERTY ADDRESS:	130 Blakely Road Greenville, SC 29680	SIGNAGE:	Building
TAX MAP #:	0305000100205	FLOORS:	Unknown
PROJECT SIZE (TOTAL):	±10,000 SF	LIGHTING:	Metal halide
OFFICE:	±1,430 SF	LOADING:	One (1) DHD (12' x 12') Two (2) GLD (12' x 12') & (9' x 10')
WAREHOUSE:	±8,570 SF	PARKING:	13 paved spaces (2 HC)
# OF OFFICES:	2 + cube area	TRUCK COURT:	125' truck court
# OF RESTROOMS:	2	RAIL ACCESS:	None
BUILDING DIMENSIONS:	80' x 125'	COLUMN SPACING:	Clear span
BUILDING SHAPE:	Generally rectangular	GAS:	Piedmont Natural Gas
YEAR BUILT:	Unknown	WATER:	Greenville Water System
LOT SIZE:	±1.5 acres	SEWER:	Metropolitan Sewer District
LOT DETAILS:	Level topography	POWER:	Duke Energy 3 phase   208y/120 v   400 amp
CONSTRUCTION:	Pre-engineered metal / masonry	PHONE/DATA:	Charter
CONDITION:	Great	SECURITY:	Yes
ZONING:	B-1; City of Simpsonville	HEAT:	Suspended gas heaters
CITY LIMITS:	Yes	AIR-CONDITIONING:	±650 SF in warehouse
COUNTY:	Greenville	SPRINKLERS:	100% WET (.20 gpm)
CEILING HEIGHT:	16.8' - 21.25'	AIRPORT:	GSP International Airport
		TAXES:	\$9,210.62 (2018)



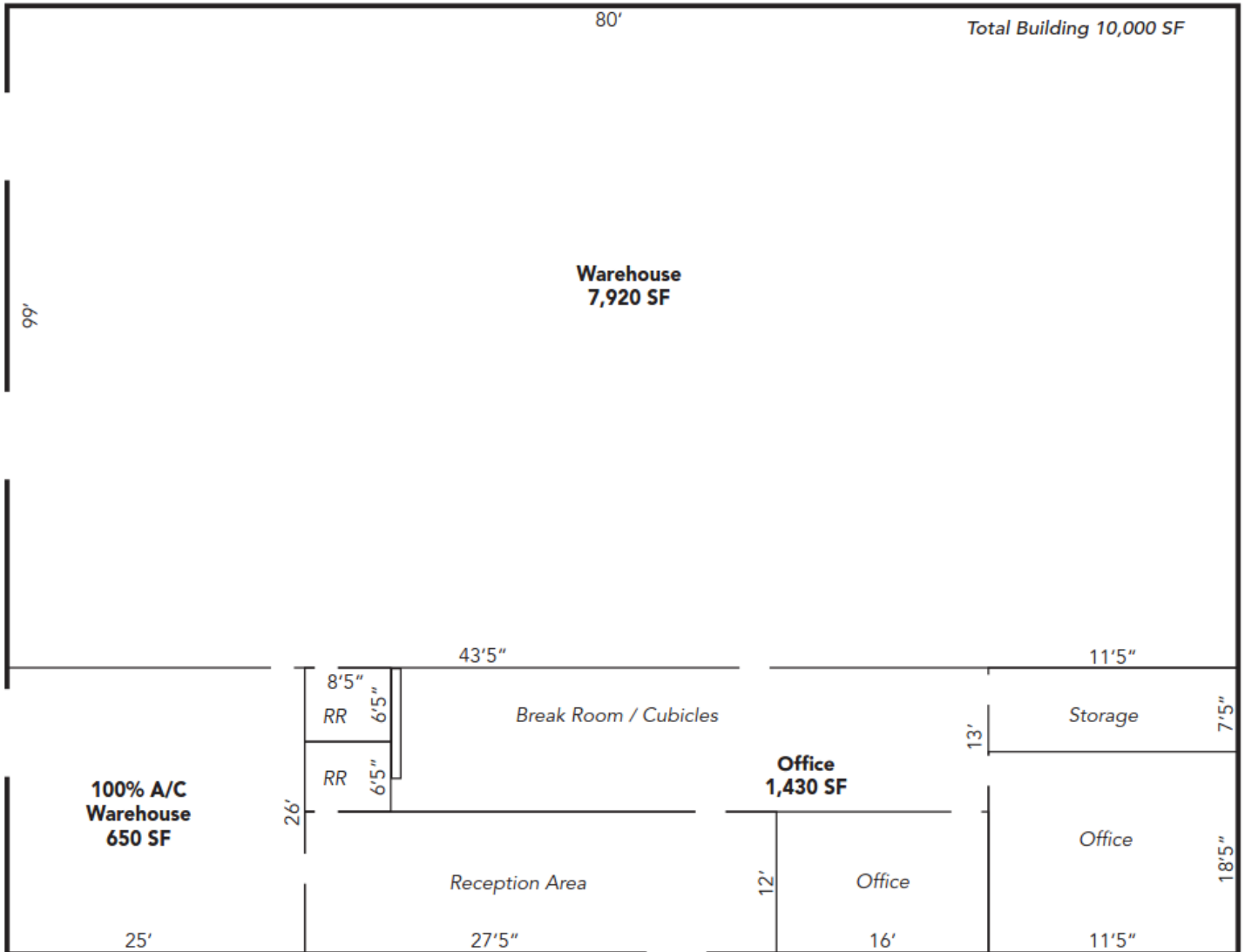
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# FLOOR PLAN



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