

FOR LEASE

FLEX SPACE | $\pm 4,046$ SF
48 BROOKFIELD OAKS DR, SUITE C



CLASS-A MULTI-TENANT FLEX SPACE

PROPERTY FEATURES

- Warehouse: $\pm 3,196$ SF
- Office: ± 850 SF
- Located in Brookfield South Industrial Park
- Two (2) 9'x10' Dock High Doors
- LED Lighting
- 18' - 21' Clear Height
- ESFR Sprinkler System
- Two Offices & Restrooms



48 BROOKFIELD OAKS DR, SUITE C
GREENVILLE, SC 29607
LEASE RATE: \$8.95 / SF (NNN)

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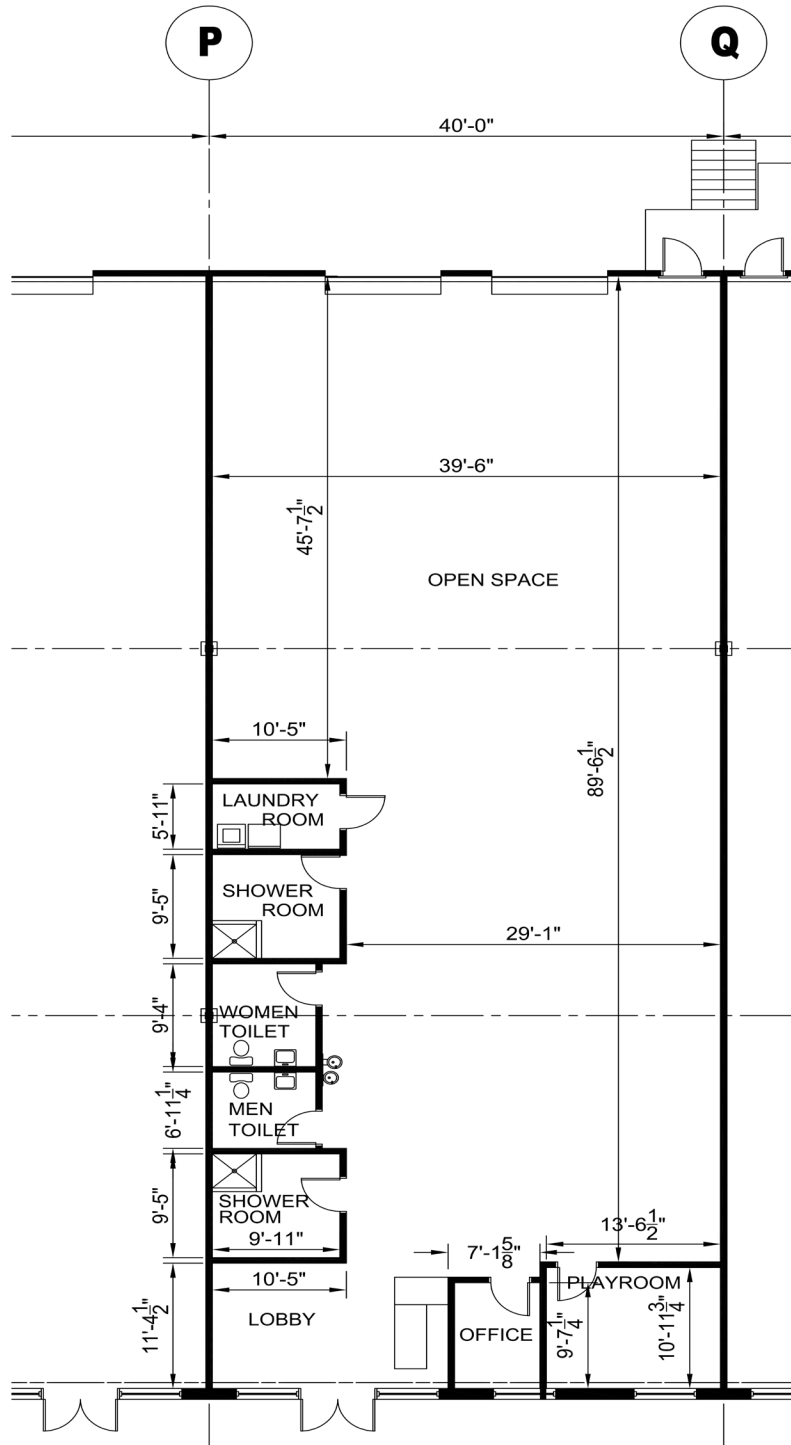
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PROPERTY DETAILS

PROPERTY NAME:	48 Brookfield Oaks Dr	CITY LIMITS:	Yes; City of Mauldin
PROPERTY DESCRIPTION:	± 64,884 SF Mult-tenant Flex Building	COUNTY:	Greenville
PROPERTY ADDRESS:	48 Brookfield Oaks Dr, Suite C Greenville, SC 29607	CEILING HEIGHT:	18' - 21'
TAX MAP #:	0546-01-01-003.20	SIGNAGE:	Building
PROJECT SIZE (TOTAL):	± 4,046 SF	FLOORS:	One
YEAR BUILT:	2007	LIGHTING:	LED
WAREHOUSE:	± 3,196 SF	SPRINKLER SYSTEM:	ESFR
OFFICE:	± 850 SF	LOADING:	Two 9'x10' Dock High Doors
# OF OFFICES:	Two	TRUCK COURT:	95'
# OF RESTROOMS:	Two (Additional Shower & Laundry)	GAS:	Piedmont Natural Gas
UNIT DIMENSIONS:	101' X 40'	WATER:	Greenville Water
BUILDING SHAPE:	Rectangle	SEWER:	City of Mauldin
LOT SIZE:	± 7.89 AC	POWER:	Laurens Electric
CONSTRUCTION:	Reinforced Concrete / Masonry	AIRPORT:	± 9 Miles to GSP Int'l Airport
CONDITION:	Good	TAXES:	\$6,392.68 (2020)
ZONING:	S-1; Services		



SUITE C FLOOR PLAN



SUITE "C" PLAN

3/32" = 1'-0"

AREA MAP



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