

FOR LEASE

±15,000 SF | INDUSTRIAL

119 MCDOUGALL COURT, GREENVILLE, SC 29607



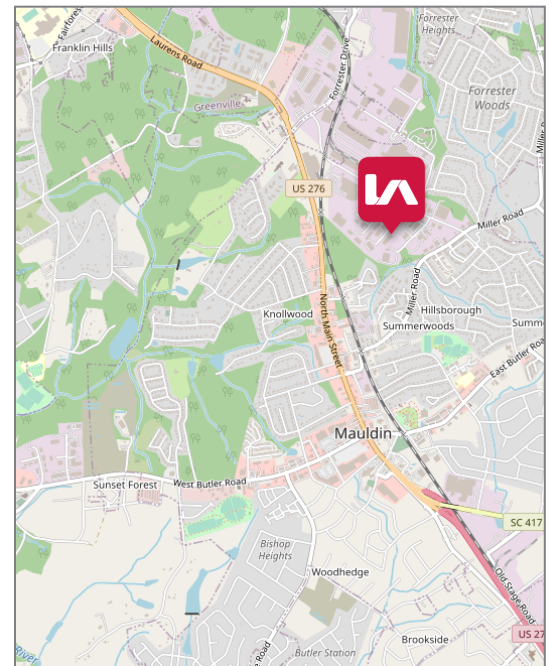
LISTING DATA

BUILDING SIZE: ±30,000 SF
AVAILABLE SPACE: ±15,000 SF
OFFICE: ±330 SF
WAREHOUSE: ±14,670 SF
ZONING: I-1; INDUSTRIAL
COUNTY: GREENVILLE
CITY LIMITS: YES; CITY OF MAULDIN
TAX MAP #: M008040100310
FEATURES:

- Multi-Tenant Metal Industrial Building
- 150' x 100'
- 100% Sprinkled
- 4 (8'x10') Doors with edge-a-docks
- 25' x 50' Column Spacing
- 3 Phase 400a/280v
- Warehouse Lighting: T-5 Fluorescent

ECONOMIC DATA

LEASE RATE: \$3.75 / SF (NNN)



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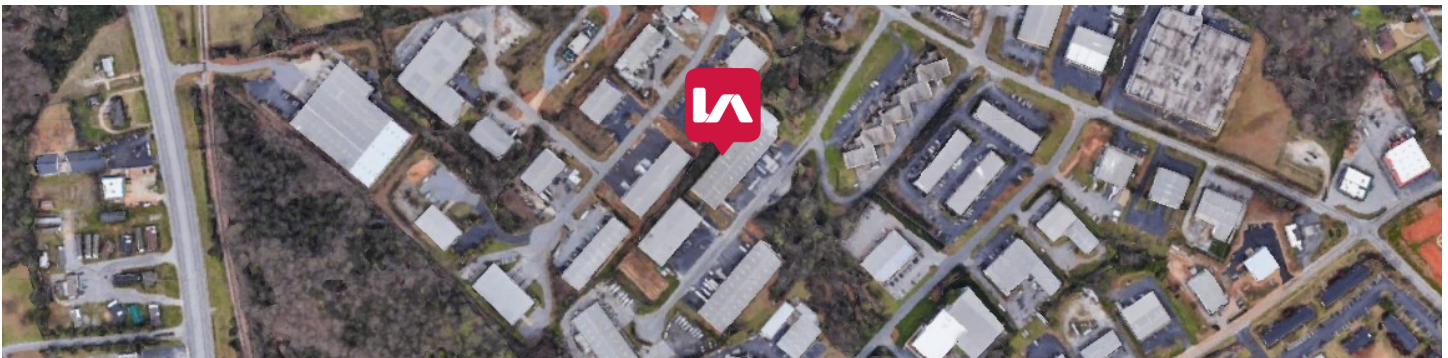
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PROPERTY DETAILS

PROPERTY NAME:	119 / 121 McDougall Court	SIGNAGE:	On Building
PROPERTY DESCRIPTION:	±15,000 SF Multi-Tenant Industrial Building	FLOORS:	Concrete
PROPERTY ADDRESS:	119 McDougall Court Greenville, SC 29607	LIGHTING:	T-5 Fluorescent
TAX MAP #:	M008040100310	LOADING:	Three (8'x10') DHD & One (12'x14') GLD
PROJECT SIZE (TOTAL):	±15,000 SF	PARKING:	20 Spaces
OFFICE:	±330 SF	TRUCK COURT:	Front Load
WAREHOUSE:	±14,670 SF	RAIL ACCESS:	N/A
# OF OFFICES:	One	CRANES:	N/A
# OF RESTROOMS:	One (1) Men & One (1) Women	GAS:	Piedmont Natural Gas
BUILDING DIMENSIONS:	150' x 100'	WATER:	Greenville Water
BUILDING SHAPE:	Rectangle	SEWER:	City of Mauldin Public Works
YEAR BUILT:	1990	POWER:	Duke Energy
TOTAL SITE:	±2 AC	SECURITY:	ADT (Tenant Responsibility)
CONSTRUCTION:	Metal	HEAT:	Electric
CONDITION:	Good	AIR-CONDITIONING:	Office
ZONING:	I-1; Industrial	SPRINKLERS:	100% WET
CITY LIMITS:	Yes; City of Mauldin	VENTILATION:	Exhaust fan/louvers
COUNTY:	Greenville	AIRPORT:	GSP International
CEILING HEIGHT:	18' - 21'	TAXES:	\$13,110.91 / \$.46/SF
ROOF:	Metal		



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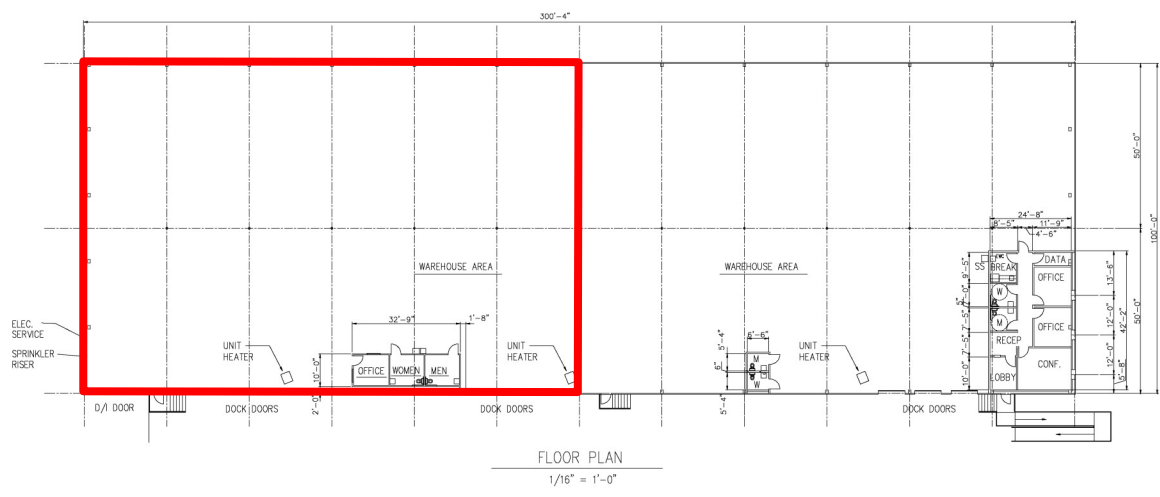
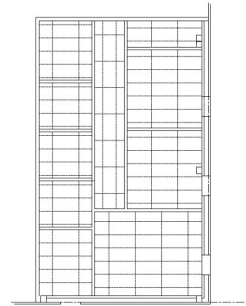
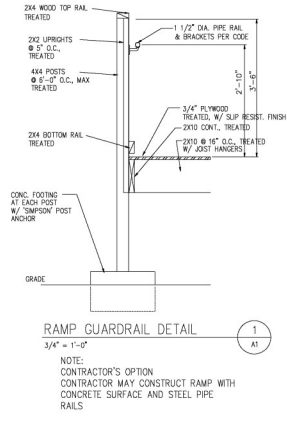
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FLOOR PLAN



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