

BROOKFIELD SOUTH

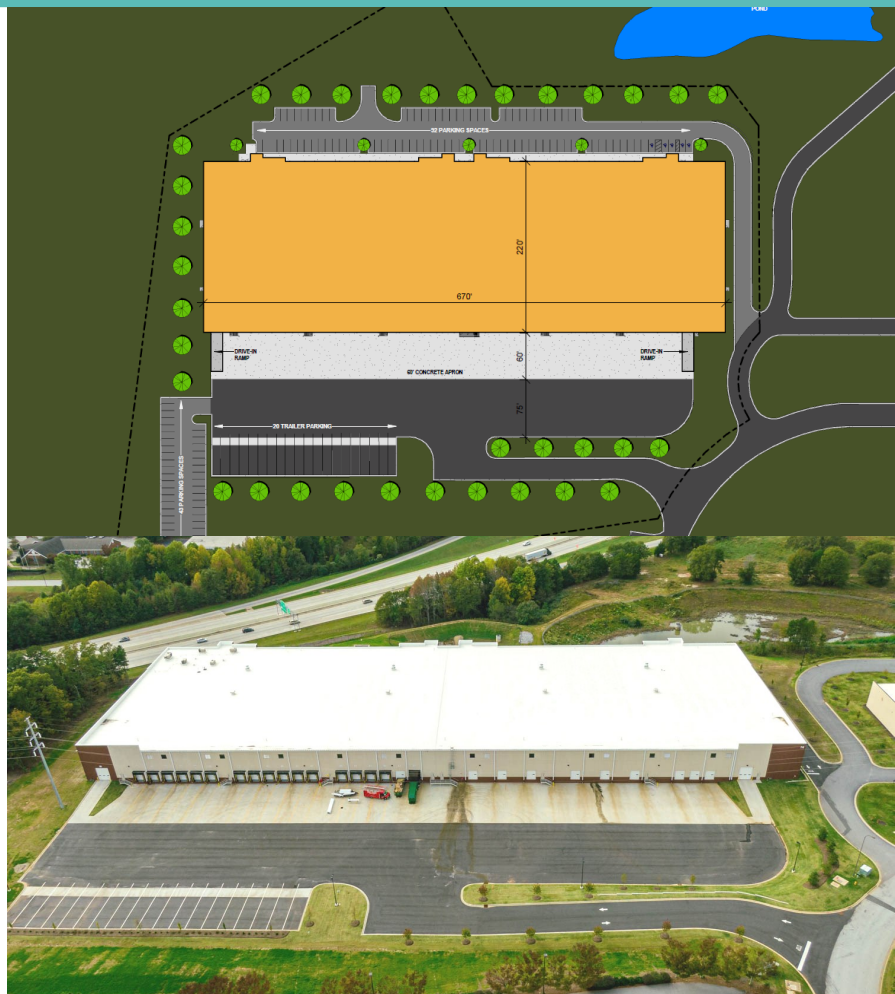


36,610 SF AVAILABLE FOR LEASE

74 Brookfield Oaks Dr, Greenville, SC

±36,610 SF of Class A Multi-Tenant Industrial Space Available

- Great visibility and exposure from I-385
- Conveniently located directly off I-385 at the E. Butler Road Interchange and 1.5 miles from I-85 & CU-ICAR
- Class-A industrial and pre-cast concrete exterior
- *GSP International Airport* - 8.1 miles (13 mins)
BMW Manufacturing - 12.3 miles (23 mins)
SC Inland Port - 13.9 miles (21 mins)
Charlotte, NC - 98 miles (1 hour 37 mins)
Atlanta, GA - 152 miles (2 hours 25 mins)



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**AVAILABLE
36,610 SF**



Location Overview

The 11.05 acre development site is situated within Brookfield South Industrial Park in Greenville, right off I-385. The site is among one of Greenville County's fastest growing areas attracting retail, office and industrial developments. The location provides easy access to both I-385 and I-85. This site is ideal for serving a tenant's customer base in the Upstate of South Carolina.

Building Details

- > **TOTAL BUILDING SIZE**
±148,643 SF
- > **AVAILABLE SPACE**
±36,610 SF
- > **CEILING HEIGHT**
32' clear
- > **COLUMN SPACING**
55' x 55'
- > **AVAILABLE DOORS**
9 dock high doors
1 drive-in door
7 knock out doors
- > **LOADING DOCK**
60' concrete apron
- > **TRUCK COURT**
135' common
- > **SPRINKLER SYSTEM**
100% ESFR
- > **ROOF**
45 mil; R20 White TPO
- > **BUILDING DIMENSIONS**
220' depth
- > **VENTILATION**
Half Air Change per Hour
- > **PARKING**
21 Spaces, 1 Handicap
- > **OFFICE**
5-8%; TBD
- > **WAREHOUSE A/C**
Per tenant requirement

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