

FOR LEASE

±16,500 SF | INDUSTRIAL

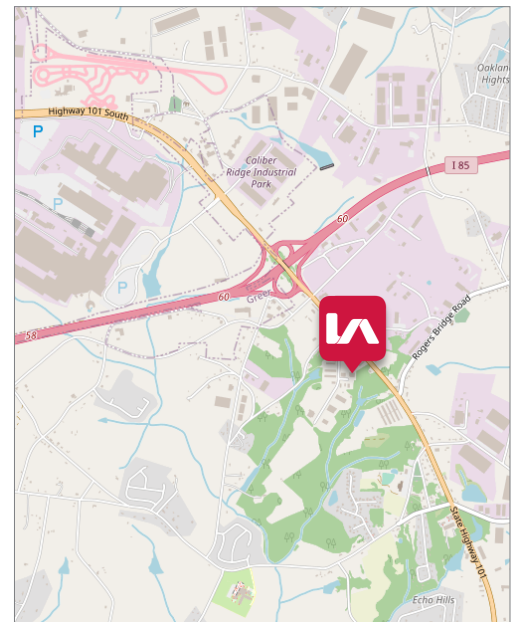
415 INDUSTRIAL COURT, GREER, SC 29651



LISTING DATA

BUILDING SIZE: ±16,500 SF
AVAILABLE SPACE: ±16,500 SF
OFFICE: ±2,900 SF
WAREHOUSE: ±13,600 SF
ZONING: NONE
COUNTY: SPARTANBURG
CITY LIMITS: NO
TAX MAP #: 5-29-00-170-04
FEATURES:

- ±1.3 Miles to BMW
- Directly off Highway 101 and Less than ±1.0 mile from I-85
- 20' - 23'6" Clear Height
- Suspended Gas Heaters in Warehouse
- Dock-High Doors: (2) 9'x10'
- Drive-In Doors: (1) 12'x14'
- Security System
- Office Space Includes Lobby, Two Private Offices, Breakroom, Conference Room, Server Room, and Storage Area



ECONOMIC DATA

ASKING PRICE: \$5.25 / SF (NNN)

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY DETAILS

PROPERTY NAME:	Highway 101 Business Park	ROOF:	Metal
PROPERTY DESCRIPTION:	±16,500 SF Single Tenant Warehouse / Distribution Building	SIGNAGE:	Building & Street
PROPERTY ADDRESS:	415 Industrial Court Greer, SC 29651	LIGHTING:	Metal Halide with Skylights
TAX MAP #:	5-29-00-170.04	COLUMN SPACING:	38' x 60'
PROJECT SIZE (TOTAL):	±16,500 SF	LOADING:	One (1) 12'x14' Drive-In Door Two (2) 9'x10' Dock-High Doors
WAREHOUSE:	±13,600 SF	PARKING:	20
OFFICE:	±2,900 SF	TRUCK COURT:	100'
# OF OFFICES:	2	RAIL ACCESS:	No
# OF RESTROOMS:	4	CRANES:	No
BUILDING DIMENSIONS:	120x140	GAS:	Greer CPW
BUILDING SHAPE:	Irregular	WATER:	SJWD Water District
YEAR BUILT:	1999	SEWER:	Spartanburg Sanitary
LOT SIZE:	±1.3 AC	POWER:	240 v / 200 Amp
LOT DETAILS:	303' x 205'	PHONE/DATA:	AT&T-Phone System in Place
CONSTRUCTION:	Masonry / Pre-Engineered Metal	SECURITY:	Security System & Camera System
CONDITION:	Good	HEAT:	Gas
ZONING:	None	AIR-CONDITIONING:	Electric
CITY LIMITS:	No	SPRINKLERS:	None
COUNTY:	Spartanburg	VENTILATION:	2 Exhaust Fans in Warehouse
CEILING HEIGHT:	20' - 23'6" Clear Height	AIRPORT:	GSP Int'l Airport (5 Miles)
		TAXES:	\$13,232.44 (2019)



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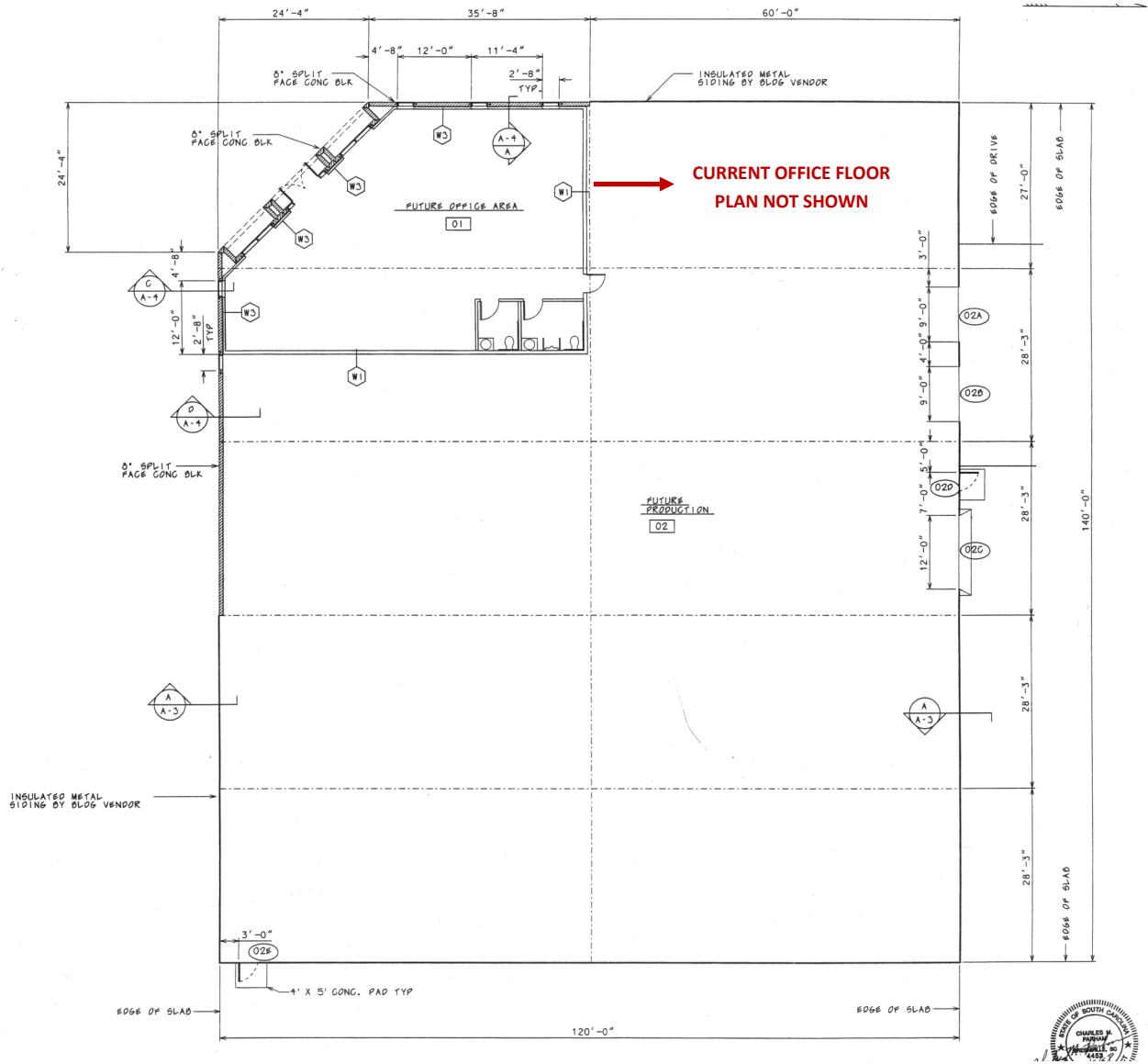
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FLOOR PLAN



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Distances
±0.7 Miles to **I-85**
±1.3 Miles to **BMW**
±5.0 Miles to **GSP Airport**
±7.0 Miles to **Inland Port**

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