

FOR LEASE

130 COMMERCE CENTER
GREENVILLE, SC 29615

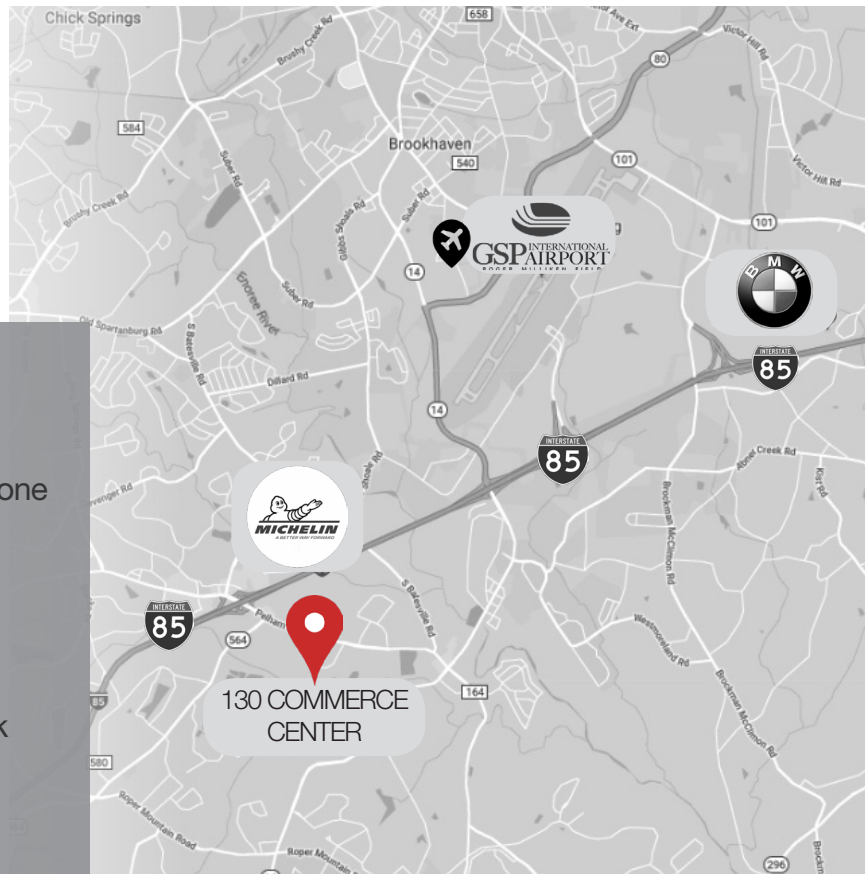


 DRONE VIDEO OF PROPERTY

➤➤ RATE: \$2.85 NNN

BUILDING SIZE: ±320,427 SF
OFFICE: ±20,427 SF
WAREHOUSE: ±300,000 SF
ZONING: I1 - Industrial
COUNTY: Greenville County
TAX MAP ID: 0533020100905

- Located in an industrial park off Pelham Road in a prominent industrial area
- ±0.5 Miles to I-85
- Less than ±2 miles to I-385 & within GSP Environs zone
- All utilities available
- Ceiling Height: 20'-21'
- Ordinary hazard sprinkler system
- 1 Motorized 12'x14' drive in door
- 18 Motorized 8'x10' dock high doors, including dock covers, pit levelers, dock locks and loading ramps
- Solid industrial location on I-85 corridor - 6.5 miles from BMW
- 1983 Construction, completely renovated in 1991 & 2005



130 COMMERCE CENTER

The property consists of a 320,427 square foot concrete tilt-up constructed warehouse facility that Valeant Pharmaceuticals (Bausch & Lomb) occupied since 1990. Building features include:

Building Size	±320,427 SF
Land Size	±18.67 AC
Building Type	Class B Manufacturing/Logistics
Floor	6" Reinforced
Construction	Tilt-up
Roof Structure	Ballast and Builtup Design
HVAC	Yes - Office
Lighting	Metal-Halide and T-5
Fire Protection	Ordinary Hazard
Ceiling Height	20' Eaves / 21.5' Center
Loading Dock Doors	18 (8' x 10')
Drive in Doors	1 (10' x 14')
Office Size	±20,427 SF
Warehouse Size	±300,000 SF
Truck Court	130'
Trailer Storage	128'
Expansion Capability	NA
Parking	128 Spaces
Parking Ratio	.53 / 1000
Year Built	1983

Office Area:

- Men's and women's washrooms in the office
- 18 Perimeter hard wall offices
- Open area in the office for cubes/bullpen
- 14' x 34' Conference room
- 63' x 18' Dedicated employee break area, men's and women's washrooms, and employee entrance

Warehouse:

- 18 Motorized dock high doors, including dock covers, pit levelers, dock locks and loading lamps
- Dedicated shipping and receiving office with driver restroom
- Additional men's and women's restrooms located adjacent to shipping and receiving office
- ±3,200 square foot mezzanine area with 2 cages
- ±30,000 square feet of conditioned warehouse space

Column Spacing	30' x 40'
Building Power	Panel MDP2-2000A 277/480V, 3 Phase 4 Wire switchboard (Square D QED)
Electrical Service Provider	Duke Energy 24 kv Circuit
Natural Gas Provider	Duke Energy (PNG)
Natural Gas Size	2" - 70 psig Line
Fiber Provider	AT&T
Water Provider	Greenville Water 8" Water Line 125 psi
Waste Water Provider	MetroConnects 8" Sewer Line
Current Zoning	I-1 Industrial

PHOTOS



18 (8' X 10') LOADING DOCK DOORS



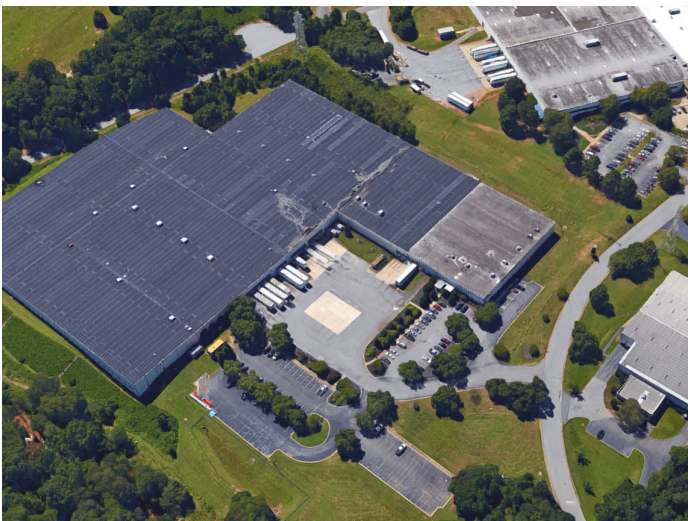
OFFICE - 18 PERIMETER OFFICES



BREAK ROOM



LOADING BAY - MAIN WAREHOUSE



±320,427 SF | 18.67 ACRES



20,000SF FULLY CONDITIONED SPACE

LOCATION

Distance from Site to:

Greenville Spartanburg
International Airport
±4.5 Miles

BMW
±6.5 Miles

Inland Port Greer
±8.5 Miles

Greenville, SC
±10.5 Miles

Spartanburg, SC
±21.5 Miles



The property, ideally located between Greenville and Spartanburg, SC, is a desirable distribution point with easy access to the I-85 corridor in the fastest growing region of the United States.

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