

# FOR SUBLEASE

INDUSTRIAL | ±60,246 SF  
7112 AUGUSTA RD, GREENVILLE, SC 29673



**±60,246 SF OF SPACE AVAILABLE FOR SUBLEASE**

## PROPERTY FEATURES

- ±12,000 SF of Office & ±48,246 SF of Warehouse
- 100% HVAC
- LED Lighting Throughout
- Ceiling Height is 28' - 31'
- Two (2) Dock Doors (8'x9')
- One (1) Drive-In Door (12'x14')
- 50' x 50' Column Spacing
- Flexible Lease Terms

**SUBLEASE RATE:**  
**\$4.85 / SF (NNN)**

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## PROPERTY DETAILS

<b>ADDRESS:</b> 7112 Augusta Rd Greenville, SC 2967	<b>COUNTY:</b> Greenville
<b>TAX MAP#:</b> 0408.00-01-004.01	<b>CEILING HEIGHT:</b> 28'-31'
<b>BUILDING SIZE:</b> ±60,246 SF	<b>COLUMN SPACING:</b> 50' x 50'
<b>WAREHOUSE:</b> ±48,246 SF	<b>BAY / COLUMN SIZE:</b> 10,000 SF (200'x50)
<b>OFFICE:</b> ±12,000 SF	<b># OF GLD:</b> One (1) 12' x 14'
<b>RESTROOMS:</b> Yes	<b># OF DHD:</b> Two (2)
<b>BUILDING DIMENSIONS:</b> 200'x300'	<b>DOCK DOOR SIZE:</b> 8' x 9'
<b>YEAR BUILT:</b> 2007	<b>EXTERIOR LEVELERS:</b> Pit Levelers, Dock Seals
<b>LOT SIZE:</b> ±6.3 AC	<b>SPRINKLERS:</b> ESFR
<b>CONSTRUCTION:</b> Concrete Tilt-Up	<b>PARKING:</b> 26 Spaces (Additional Available)
<b>FLOOR TYPE:</b> Concrete (6")	<b>GAS:</b> Piedmont Natural Gas
<b>LIGHTING:</b> LED	<b>WATER:</b> Greenville Water System
<b>ZONING:</b> I-2	<b>SEWER:</b> Metro Sewer District
<b>CITY LIMITS:</b> No	<b>POWER:</b> Duke Energy
	<b>SECURITY:</b> Yes



**AERIAL MAP**



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