

FOR LEASE

±9,017 SF | INDUSTRIAL

415 BROOKSHIRE ROAD, GREER, SC 29651



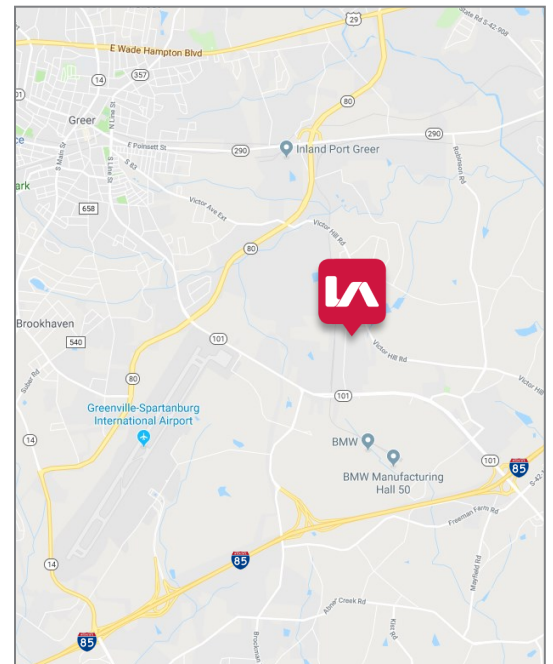
## LISTING DATA

**BUILDING SIZE:** ±9,017 SF  
**OFFICE:** ±5,017 SF  
**WAREHOUSE:** ±4,000 SF  
**ZONING:** I-1; INDUSTRIAL DISTRICT  
**COUNTY:** SPARTANBURG  
**CITY LIMITS:** YES; CITY OF GREER  
**TAX MAP #:** 5-24-00-021.01  
**FEATURES:**

- Located off Hwy 101 just ±2.1 miles from I-85
- ±2.0 miles from GSP International Airport
- ±0.6 miles from BMW Manufacturing
- 8" concrete slab with epoxy
- 3 phase | 277 volt | 400 amps
- 100% air-conditioned
- 21.78' eave height

## ECONOMIC DATA

**LEASE RATE:** \$8.75/SF (NNN)



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## PROPERTY DETAILS

PROPERTY DESCRIPTION:	Single-tenant Industrial Building	SIGNAGE:	Building
PROPERTY ADDRESS:	415 Brookshire Road Greer, SC 29651	FLOORS:	8" - Epoxy
TAX MAP #:	5-24-00-021.01	WALLS:	Block/Metal Liner Panel
BUILDING SIZE (TOTAL):	±9,017 SF	LIGHTING:	Metal Halide
OFFICE:	±5,017 SF	# OF DOCKS:	1 DHD (9' x 10') & 1 DID (14' x 16')
WAREHOUSE:	±4,000 SF	DOCK EQUIPMENT:	None
# OF OFFICES:	6	PARKING:	14 Spaces (1.55/1000) - Expandable
# OF RESTROOMS:	1 Women's / 2 Men's-1 Private	TRUCK COURT:	Accommodates 53' Truck Trailers
BUILDING SHAPE:	Generally Rectangular	COLUMN SPACING:	Clear Span
YEAR BUILT:	2000	CRANES:	None-Capable of 20 Ton Crane
LOT SIZE:	±3 AC (±0.5 Rough Graded Pad)	GAS:	Greer CPW
LOT DETAILS:	Generally Flat	WATER:	Greer CPW
CONSTRUCTION:	Pre-Engineered Metal / Brick	SEWER:	Greer CPW
CONDITION:	Great	POWER:	3 Phase   277 Volt   400 Amps
ZONING:	I-1; Industrial District	PHONE/DATA:	AT&T & Bellsouth
CITY LIMITS:	Yes; City of Greer	HEAT:	Central Heating & Air
COUNTY:	Spartanburg	AIR-CONDITIONING:	100%
CEILING HEIGHT:	21.78' Eave Height	SPRINKLERS:	None
ROOF:	Original Metal Slip-Joint	VENTILATION:	None / Fully A/C
		AIRPORT:	GSP International Airport



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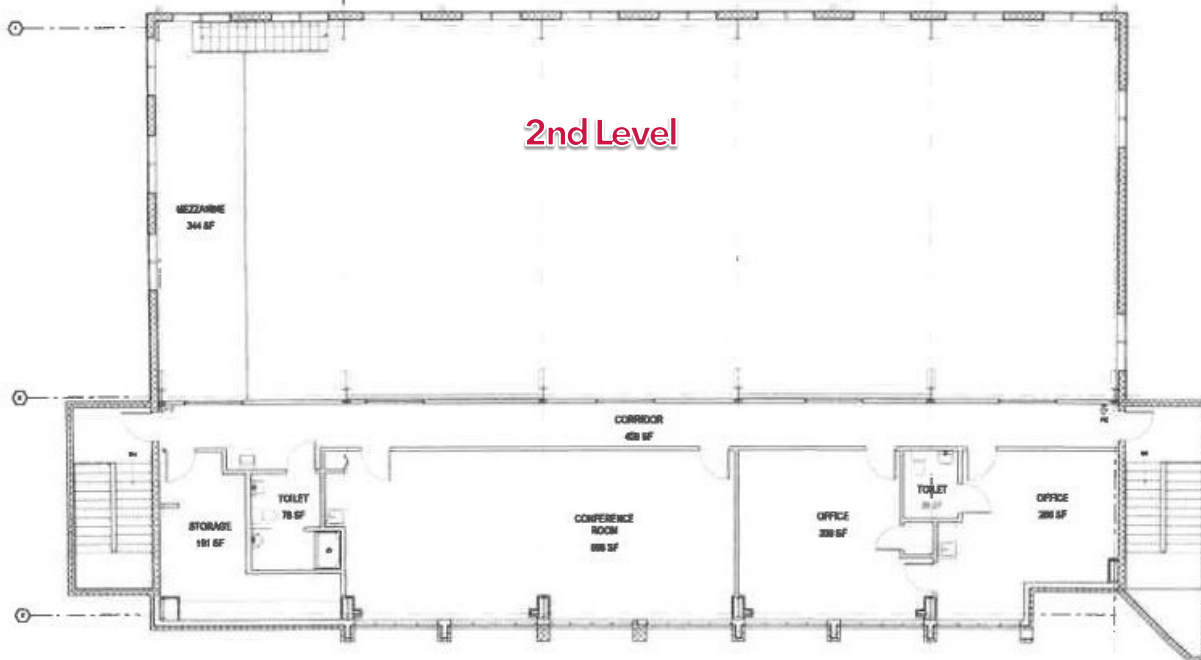
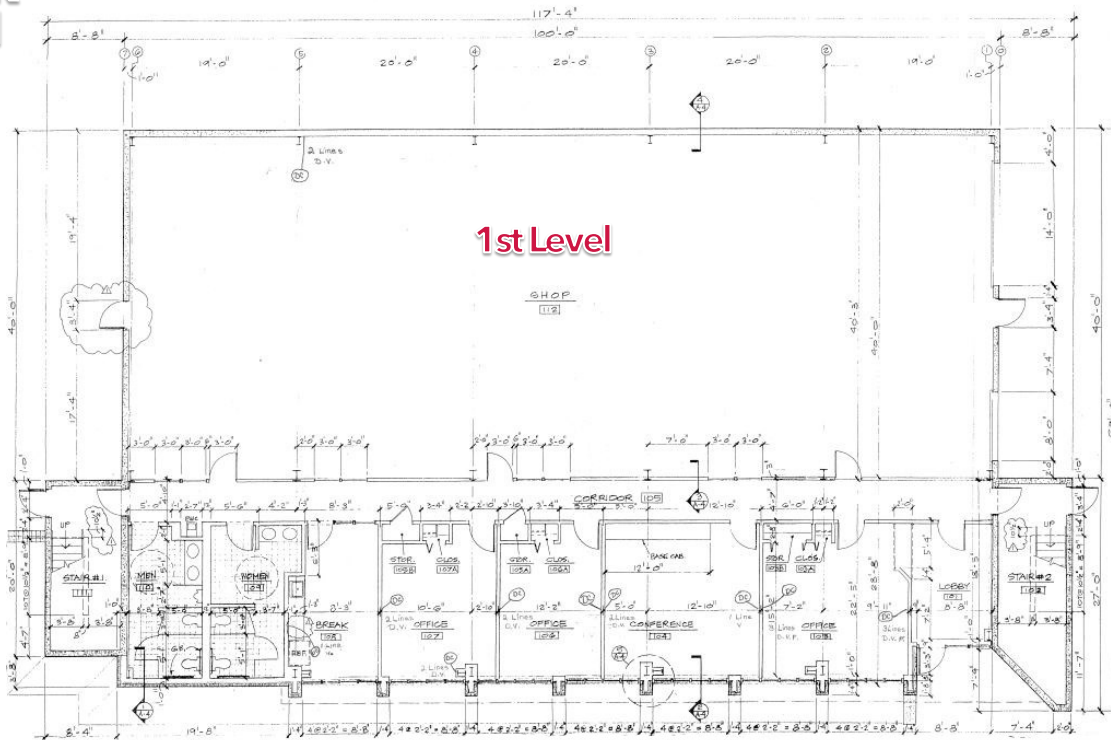
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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

## FLOOR PLAN



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