

Available Industrial Building  
101 Milledge Road  
98,200



**LOCATION:** 101 Milledge Road  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville  
**STATE:** South Carolina

### Description

**BUILDING AREA:** 4,800 Office Square Feet  
93,400 Mfg / Warehouse Square Feet  

---

98,200 Total Square Feet

**SITE:** 9.9 Acres  
**YEAR BUILT:** 1995  
**CONDITION:**  
**PREVIOUS USE:** Industrial

**CONSTRUCTION:** Floor: Concrete, 3500 P'6"  
Walls: Pre-stress Concrete Wz (Insulated)  
Columns: See Comments (Metal)  
Roof: Metal (Insulated)

**CLEAR HEIGHT:** Eaves: 25'  
Center: 29'

**SPRINKLER:** 100% Dry  
**HEAT PORTION:** 100%  
**AIR CONDITION:** 100%  
**LIGHTING:** High-Pressure Sodium  
**TRUCK DOCKS:** 12      **DRIVE IN DOORS:** 2



### Utilities

**WATER:** Greenville Water System 8"  
**GAS:** Piedmont Natural Gas 4"  
**SEWER:** Metropolitan Sewer District  
**ELECTRICITY:** Duke Energy  
12,370 V

### Transportation and Access

**INTERSTATE ACCESS:** I-85 5.0 Miles  
**ALTERNATE HIGHWAY:** I-185 6.0 Miles  
**COMMERCIAL AIRPORT:** GSP International 15.0 Miles  
**CIVIL AIRPORT:** Donaldson Field 1.0 Miles  
**NEAREST PORT:** Charleston 206 Miles  
**RAIL ACCESS:** Available

### Taxes and Zoning

**TAX DISTRICT:** 145  
**MILLAGE RATE:** 267.20 (2007)  
**FIRE DISTRICT:** Donaldson  
**FIRE RATING:**  
**ZONING:** I-1, Industrial

### Sales

**SALE PRICE:**  
**LEASE PRICE:** \$3.85/SF (NNN)  
**AVAILABLE:** Immediately  
**CONTACT:** John Baldwin  
NAI Earle Furman, LLC  
864-232-9040

### Comments

Located in Donaldson Industrial Air Park. Column spacing varies: 60'x30'; 70'x30'; and 70'x34'.

### For Additional Information Contact:

Greenville Area Development Corporation  
jhoward@greenvillecounty.org

Phone: 864-235-2008  
Fax: 864-235-9030



No warranty or representation, expressed or implied, is made regarding the accuracy of this data, and same is subject to omissions, errors, and changes. This report is in accordance with the terms and agreements of the InfoMentum License Agreement. This information was compiled by the SC Dept. of Commerce, the SC Appalachian Council of Governments and the Greenville Area Development Corporation.

# 101 Milledge Road Building Location Map

